



## Where Character Meets Comfort ☑ Discover Village Living at Its Best. - €122450



### Ügynök információ

Név:	Christophe GUAY
Cégnév:	Agence TIC Ruffec
Ország:	France
Experience since:	1985
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments, Houses
Telefon:	+33 (545) 710-046
Languages:	French
Weboldal:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 139,611.06

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Nouvelle-Aquitaine
Város:	Villefagnan
Irányítószám:	16240
Feladta:	2026. 06. 15.

### Leírás:

Step inside this charming two-bedroom home, filled with character and comfort. The PVC double-glazed windows keep it cosy and bright, while the wood-burning stove adds a welcoming touch. Central heating radiators are already in place and just waiting to be reconnected to a new boiler, making it easy to tailor the home to your needs. Set in the heart of Paizay-Naudouin, this well-appointed property enjoys a desirable location within a thriving community, complete with a local bar and easy access to amenities in Villefagnan and Chef-Boutonne.

Perfect as a low-maintenance "lock up and leave" holiday home ☑ as it has been for the past five years ☑ the property also offers excellent potential as a permanent residence or income-generating project. With two spacious barns, there is ample scope for conversion, including the creation of a gite. The property can also be purchased fully furnished, making for a smooth and ready-to-enjoy move. This property combines village charm with modern convenience and exciting opportunities for development.

### On the ground floor:

Living room (34m<sup>2</sup>): exposed beams, laminate flooring, fitted kitchen area, recent wood stove,

WC (1m<sup>2</sup>): tiled floor,

Hall (4m<sup>2</sup>): tiled floor, wooden floor, cupboard space,

Closed room to renovate.

### On the first floor:



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Landing (8m<sup>2</sup>): wooden floor, cupboard space,  
Bedroom 1 (12m<sup>2</sup>) with dressing room (3m<sup>2</sup>): wooden floor,  
Bedroom 2 (12m<sup>2</sup>): wooden floor,  
Bathroom (8m<sup>2</sup>): tiled floor, rolltop bathtub, hot water tank, washing machine connection, toilet,  
cupboard space.  
Convertible attic above the entire house: wooden floor.  
Outside:  
Courtyard and garden/orchard all on a total of 1579m<sup>2</sup>. Covered Terrace. Well. Garage: 1 car,  
Barn: 45m<sup>2</sup> on the ground floor with flagstone floor, double glazing, 45m<sup>2</sup> on the first floor with  
skylight, roof in good condition.  
Stone barn with courtyard access and independent access to the road (85m<sup>2</sup>) ample space to park several  
vehicles.  
Stone barn (38m<sup>2</sup>)  
All on a surface area of 1579m<sup>2</sup>

## Gyakori

Hálósobák:	2
Fürdőszobák:	1
Kész négyzetméter:	90 nm
Telekméret:	1579 nm
Floor Number:	1

## Room details

Total rooms:	3
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## Building details

Emeletek száma:	1
Orientation:	W

## Lease terms

Date Available:

## További információ

Virtual tour URL: <https://youtu.be/y3GZwXm8Ym8>

## Contact information

IMLIX ID: IX8.589.589



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