



Superb 4-Bedroom Country House with Heated Pool and Private Tennis Court near Villefagnan - €375,000



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:	https://tic-ruffec.com

Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 436,495.07

Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Nouvelle-Aquitaine
Város:	Villefagnan
Irányítószám:	16240
Feladta:	2026. 09. 01.

Leírás:

Set in a peaceful little hamlet near Villefagnan, this beautiful, light-filled country house offers a wonderfully private place to enjoy life in the Charente.

Beyond the electric gates, a pretty courtyard and traditional Charentais outbuildings create an immediate sense of character. Inside, the heart of the house is an impressive 78m² living space with wood-burning stove and adjoining kitchen. Large glazed doors bring in plenty of natural light, with remote-controlled curtains adding a thoughtful touch of everyday comfort.

The accommodation is particularly generous, with four spacious bedrooms on the ground floor, three with their own shower rooms, plus a family bathroom and dressing room. Upstairs, a 19m² mezzanine provides a relaxed second sitting area, ideal for reading, working or simply finding a quieter corner of the house.

The kitchen opens onto a covered terrace overlooking the garden, just a few steps from the heated swimming pool. And for tennis lovers, there is a full-size private tennis court tucked away at the far end of the grounds, perfect for long summer matches with family and friends.

With its space, privacy and excellent leisure facilities, this is a lovely French country home for both permanent living and relaxed holidays.

Ground Floor

Living Room / Kitchen: 78.42m², tiled floor, wood-burning stove, electric curtains Utility Room: 4.34m²,



tilled floorHallway: 8.99m², wooden floorBedroom 1: 14.02m², wooden floor, with private shower room of 3.88m², tiledBedroom 2: 15.97m², wooden floor, with private shower room of 4.98m², tiledSmall Landing: 4.97m², wooden floorBathroom: 4.64m², tiled floorBedroom 3: 14.07m², wooden floorBedroom 4: 18.89m², wooden floor, with private shower room of 4m², tiledDressing Room: 4.35m², wooden floor

First Floor

Mezzanine / Second Sitting Area: 19.72m², wooden floor

Outside

Large garden and courtyardHeated swimming poolPrivate tennis court

Outbuildings:

Barn with traditional bread oven: 12.72m²Workshop with upper floor: 17.80m²Additional outbuilding: 9.08m²Boiler / Pool Equipment Room: 5.57m²

Gyakori

Hálósobák:	4
Füüdösobák:	4
Kész négyzetméter:	201 nm
Telekméret:	3149 nm
Floor Number:	1

Room details

Total rooms:	7
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Building details

Emeletek száma:	1
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Lease terms

Date Available:

További információ

Virtual tour URL:	https://youtu.be/cIRs-bZi3Cg?is=XoP3MiB0edSPydJZ
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Contact information

IMLIX ID:	IX8.920.918
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