



## €158500 - Spacious Village Property With Commerce In Walking Distance



### Informazioni sull'Agente

Nome:	Christophe GUAY
Nome della ditta:	Agence TIC Ruffec
Nazione:	France
Experience since:	1985
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 182,327.38

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Villefagnan
Publicato:	16/06/2025

### Descrizione:

If you are looking for a spacious village property, with 3 - 4 bedrooms, 2 bathrooms, and local commerce on your doorstep, then this could be for you. It also has the benefit of double-glazing, gas central heating and mains drains.

In the village there is a school, small supermarket, bakers, butcher, pharmacy, bars and restaurants. A mainline train station is 10km away in Ruffec, which also has large supermarkets and a wide choice of other shops and businesses.

The property provides comfortable living, and has an enclosed, sheltered courtyard at the rear, and a wide balcony along the front, accessed from the first floor, giving a bird's-eye view of the main street.

Attached to the property is a separate small building, with independent access from the street and courtyard, and is useful for storage and as a workshop.

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In detail the property comprises :



## Ground floor

Entrance hall (17m<sup>2</sup>) Tiled floor

Kitchen-diner (23.5m<sup>2</sup>) The kitchen has a range of fitted units and a central island, and an integrated oven and microwave. Tiled floor and carpet

Lounge/dining-room (35m<sup>2</sup>) Tiled floor

Utility room (7.5m<sup>2</sup>) lino. Door to the courtyard

WC

## 1st floor

Landing (17m<sup>2</sup>) Wooden floor. French windows to the balcony

Bedroom 1 (9m<sup>2</sup>) Laminate flooring

Bedroom 2 (17m<sup>2</sup>) Wooden floor

Bedroom 3 (14m<sup>2</sup>) Wooden floor

Bathroom 1 (10m<sup>2</sup>) Bath, shower, handbasin and wc. Tiled floor

Bathroom 2 (6m<sup>2</sup>) Bath, vanity unit, wc, extractor fan and heated towel rail

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## 2nd floor

Attic space (approximately 45m<sup>2</sup> overall) part of which is currently used as a 4th bedroom (23m<sup>2</sup>) with a sink. The rest is storage (NB: low beams).

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## Outside :

Enclosed, sheltered courtyard with a pond with a fountain, storage shed, and a rear door giving access on foot into the village.

Attached building, with water and electrics, comprising 2 rooms of 13.5m<sup>2</sup> and 9.5m<sup>2</sup>, with attic space above.



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Information on the risks to which this property is exposed is available on the Georisques website:  
[www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## Comune

Camere da letto: 4  
Bagni: 2  
Finito piedi quadrati: 156 mq  
Dimensione del lotto: 176 mq

## Room details

Total rooms: 5

## Utility details

Heating: Sì

## Building details

Numero di piani: 3

## Lease terms

Date Available:

## Informazioni aggiuntive

Virtual tour URL: <https://www.youtube.com/embed/fmH4qHZW2u0>

## Contact information

IMLIX ID: IX7.185.406

