



## Beautiful Farmhouse and Outbuildings near to Villefagnan - €202,000



### Informazioni sull'Agente

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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 202,000

#### Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Villefagnan
Cap:	16240
Publicato:	13/04/2025

#### Descrizione:

Beautiful Country House and grounds with several outbuildings near Villefagnan. You're guaranteed to fall in love when driving through the elegant gates into this lovely old farmstead. With a huge courtyard to the front of the property, the main house sits proud at the top with three large bedrooms, two of which are on the ground floor, a good sized dining room, a fitted modern kitchen, an apartment to finish renovating plus several outbuildings, perfect for transforming into further accommodation or for storage. Behind the house is a lovely lawned garden and there's even a cave underneath the house too for the wine - not to be missed.

#### Ground Floor

Entrance Hall : 23,59m2, lino  
Living Room : 29,17m2, floating parquet  
Dining Room : 29,35m2, tiled floors, fireplace  
Kitchen : 17,31m2, tiled floors  
Back kitchen/stable : 44,98m2, concrete and earth floor  
Bedroom 1 : 28,34m2, floating parquet, fireplace  
Bedroom 2 : 27,71m2, floating parquet, fireplace  
Apartment : Room 1 : 19m2, lino, room 2 : 8,4m2, lino



WC : 1,7m2, tiled floors  
Shower Room : 4,84m2, tiled floors  
First Floor  
Landing : 5,43m2, carpet  
Bedroom 3 : 13,57m2, carpet  
Convertible Attic, insulated  
Outside  
Barn : 135m2 with upstairs  
Little House : 27,94m2, earth floor, fireplace  
Pig House : 18,41m2  
Duck House : 32m2  
Little House 2 : 24,57m2, concrete floor and fireplace  
Garage : 19,08m2  
Grainstore  
Workshop : 33m2  
Laundry Room : 22m2  
Garden Storage Shed : 37,59m2  
Hangar : 33,27m2  
Cellar with boiler  
Enclosed gardens

## Comune

Camere da letto:	3
Bagni:	1
Finito piedi quadrati:	210 mq
Dimensione del lotto:	4471 mq
Floor Number:	1

## Room details

Total rooms:	7
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## Building details

Numero di piani:	1
Orientation:	SE

## Lease terms

Date Available:

## Informazioni aggiuntive

Virtual tour URL:	<a href="https://youtu.be/pgE26MqLMHM">https://youtu.be/pgE26MqLMHM</a>
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## Contact information

IMLIX ID:	IX7.344.875
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