

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



## Informazioni sull'Agente

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Property Type: Apartments, Houses  
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## Dettagli dell'inserzione

Proprietà per: Saldi  
Prezzo: USD 237,337.44

## Posizione

Nazione: France  
Stato / Regione / Provincia: Nouvelle-Aquitaine  
Città: Villefagnan  
Cap: 16240  
Pubblicato: 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 : 23,59m<sup>2</sup>, lino  
Living Room : 29,17m<sup>2</sup>, floating parquet  
Dining Room : 29,35m<sup>2</sup>, tiled floors, fireplace  
Kitchen : 17,31m<sup>2</sup>, tiled floors  
Back kitchen/stable : 44,98m<sup>2</sup>, concrete and earth floor  
Bedroom 1 : 28,34m<sup>2</sup>, floating parquet, fireplace  
Bedroom 2 : 27,71m<sup>2</sup>, floating parquet, fireplace  
Apartment : Room 1 : 19m<sup>2</sup>, lino, room 2 : 8,4m<sup>2</sup>, lino

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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

### **Building details**

Numero di piani: 1

Orientation: SE

### **Lease terms**

Date Available:

### **Informazioni aggiuntive**

Virtual tour URL: <https://youtu.be/pgE26MqLMHM>

### **Contact information**

IMLIX ID: IX7.344.875

