

# Old Coach House With Spacious Accommodation And A Garden In The Heart Of A Village - €210,500



## Informazioni sull'Agente

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## Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 247,324.41

## Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Villefagnan
Cap:	16240
Pubblicato:	10/12/2025

### Descrizione:

Attractive former coach house proudly sitting on the village square. The property has four bedrooms (2 of which are en-suite), two outbuildings and a beautiful enclosed, south-facing garden with a vegetable plot. The house is in good general condition and is connected to mains drains. Large, fitted kitchen with direct access to the courtyard, double glazed in part and has a recent heat-exchange pump central heating system. The property is hard-wired for the internet throughout with fibre-optic. The market towns of Villefagnan andamp; Chef Boutonne are a short drive away and the village itself offers a great community feel with social possibilities including an active Franco/British society. On the village square is a bar/cafe which is a great focal point for the community. Possibility to purchase the property furnished. The property could easily lend itself to AirBnB with its layout already offering 2 staircases for owner privacy. Indeed, with the addition of a simple kitchen there would be the opportunity to create a self-contained gite.

### Ground floor

- Fitted kitchen (31m2): tiled floor
- Shower room (4m2): tiled floor, washbasin, WC, shower
- Dining room (29m2): tiled floor, wood burner, exposed stones
- Living room (67m2): parquet flooring, exposed stone

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- Laundry room (14m2): parquet floor, double washbasin, exposed stones
- WC (2m2): parquet floor
- Living room (35m2): parquet floor, wood burner

1st floor

- Landing (14m2): wooden floor
- Bedroom 1 (36m2): wooden floor with private shower room (7m2): wooden floor, WC, washbasin, shower
- Bedroom 2 (14m2): wooden floor
- Bedroom 3 (13m2): wood floor, cupboard
- Shower room (3m2): floor, WC, shower, washbasin

Bedroom 3 (18m2) with dressing room (3m2) and en-suite bathroom (5m2): floorboards, bath, WC, washbasin

2nd floor

Attic of 55m2 with four windows and two velux windows, recently insulated.

Exterior

- Stone barn / workshop of 40m2: concrete floor, electricity
- Hangar of 40m2. with metallic roof
- Enclosed garden with vehicular access to the rear
- Vegetable garden

Costruito: 1797

**Comune**

Camere da letto:	4
Bagni:	4
Finito piedi quadrati:	294 mq
Dimensione del lotto:	1053 mq
Floor Number:	1

**Room details**

Total rooms:	8
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**Building details**

Numero di piani:	1
Orientation:	N

**Lease terms**

Date Available:

**Informazioni aggiuntive**

Virtual tour URL: <https://youtu.be/kbVEvCftyR8>

**Contact information**

IMLIX ID: IX8.015.865

