



Charming Country House with Garden, Outbuildings and Great Potential in a Peaceful Hamlet - €91395



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
Telefono:	+33 (545) 710-046
Languages:	French
Sito web:	https://tic-ruffec.com

Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 107,250.94

Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Villefagnan
Cap:	16240
Pubblicato:	20/03/2026

Descrizione:

Exclusive to TIC IMMOBILIER: A charming country house offering great potential, ideal for renovation enthusiasts, situated in a quiet hamlet near Villefagnan.

The house has two bedrooms and a study that could easily be converted into an en-suite bathroom. You will also enjoy a pleasant enclosed, walled garden attached to the property, as well as a plot of land situated directly opposite the property.

A small outbuilding and a garage complete the property, with space to park a vehicle.

A property full of charm, perfect for bringing your project to life in a peaceful setting.

Ground Floor:

- Hallway (4m²): tiled floor, exposed stone
- Kitchen (10m²): tiled floor, built-in fireplace, exposed stone, simple
- Living room (22m²): wooden floor, fireplace
- Hallway (4m²): wooden floor

First Floor:

- Landing (3m²): wooden floor
- Bedroom 1 (21m²): wooden floor
- Bedroom 2 (10m²): wooden floor under linoleum



-Study (7m2): wooden floor, accessed via Bedroom 1 or Bedroom 2, potential to create an en-suite bathroom

-Shower room (2.5m2): tiled floor, shower, washbasin, toilet

-Attic: wooden floor, hot water tank

Outside:

-Garden

-Garage: space for 1 car

-Workshop

-Well

-Field opposite

All set on a plot of 1933m2

Comune

Camere da letto:	2
Bagni:	1
Finito piedi quadrati:	86 mq
Dimensione del lotto:	1933 mq
Floor Number:	1

Room details

Total rooms:	3
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Building details

Numero di piani:	1
Orientation:	W

Lease terms

Date Available:

Informazioni aggiuntive

Virtual tour URL: <https://youtu.be/jOib5j2yZko>

Contact information

IMLIX ID: IX8.286.390

