



## Stone House with Barn Conversion Potential near Ruffec and Villefagnan - €99,950



### 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:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 116,930.7

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Villefagnan
Cap:	16240
Publicato:	27/04/2026

### Descrizione:

Charming stone village house ideally located between the vibrant towns of Ruffec and Villefagnan, both offering a full range of amenities.

The property is in very good overall condition and benefits from recent quality upgrades, including double-glazed windows, a modern drainage system, and a roof that was completely redone in June 2022. No work is required—simply move in and start enjoying the home straight away.

A stone barn completes the property and offers excellent potential for conversion into a second dwelling. It is currently used for storage and also provides covered parking.

### Ground floor:

Fully equipped kitchen open to the dining area (25 m<sup>2</sup>), tiled floor  
Hallway (1.5 m<sup>2</sup>) with built-in storage  
WC (2 m<sup>2</sup>) with plumbing for a washing machine  
Living room (24 m<sup>2</sup>) with chestnut wood flooring and a fireplace insert

### First floor:

Spacious landing / mezzanine (21 m<sup>2</sup>) with chestnut flooring, ideal as an office or occasional bedroom  
Landing 2m<sup>2</sup> Lino

Shower room (5 m<sup>2</sup>) with shower, WC, sink, velux window, and cupboard housing the hot water tank.

Bedroom (21 m<sup>2</sup>) with lino flooring, two velux windows



## Outside:

Covered, tiled terrace. Attractive enclosed garden Courtyard. Stone barn (52 m<sup>2</sup>) with space for vehicle parking. All on 1051m<sup>2</sup>.

A property full of character, combining traditional charm with modern comfort ☑ ideal as a main residence, holiday home, or rental investment.

## Comune

Camere da letto:	1
Bagni:	1
Finito piedi quadrati:	103 mq
Dimensione del lotto:	1051 mq
Floor Number:	1

## Room details

Total rooms:	4
--------------	---

## Building details

Numero di piani:	1
Orientation:	SW

## Lease terms

Date Available:

## Informazioni aggiuntive

Virtual tour URL: [https://youtu.be/wMTrMeCFF\\_A](https://youtu.be/wMTrMeCFF_A)

## Contact information

IMLIX ID: IX8.409.147

