



## Charming Detached 3 Bedroomed Village Property - €91400



### 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
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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 106,062.32

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Villefagnan
Cap:	16240
Pubblicato:	11/05/2026

Descrizione:

Exclusive to TIC !

Charming village property in Villefagnan, situated within walking distance of local amenities and a school, and within easy access of main commerce, road links and the train station in Ruffec.

This lovely light property has 3 double bedrooms and well-maintained gardens to the front and rear, off-road parking and a garage. It is ideal as a holiday home, or a low maintenance family home. It benefits from mains drains, a new roof in 2024, and can be sold with furniture and white goods.

Not to be missed!

In detail it comprises :-

Ground floor :

Entrance hall (10m2) Tiled floor. Built-in cupboards. Access to the garage

Fitted kitchen (8m2) with a range of base and wall units, and extractor hood. Tiled floor. Door to the rear garden

Lounge/dining-room (16m2) Wooden floor

WC/Utility room (2m2) with plumbing for a washing machine

First floor :

Landing (2m2) Wooden floor



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Bedroom 1 (10m2) Wooden floor  
Bedroom 2 (11.5m2) Wooden floor  
Bedroom 3 (7.5m2) Wooden floor  
Bathroom (3.5m2) Bath (with a shower above) and handbasin  
Outside :  
Off road parking to the front.  
Garage (14m2) Double door to the front, and single door at the rear. Hot water tank  
Mature gardens to the front and rear (the rear being fully enclosed and dog-proof)  
Dog kennel/covered terrace

## Comune

Camere da letto:	3
Bagni:	1
Finito piedi quadrati:	70 mq
Dimensione del lotto:	526 mq
Floor Number:	1

## Room details

Total rooms:	5
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## Building details

Numero di piani:	1
Orientation:	W

## Lease terms

Date Available:

## Informazioni aggiuntive

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

IMLIX ID:	IX8.446.838
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