



5-Bedroom Village House with Land and Spacious Hanger - €170200



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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Languages:	French
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Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 194,053.1

Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Villefagnan
Cap:	16240
Pubblicato:	19/06/2026

Descrizione:

Situated on the edge of a village only a 5-minute drive from Villefagnan, this 5-bedroom property on three levels is unique with its large 7639m² plot and impressive 280m² hangar. This hangar is ideal for creating a workshop, storage and even housing animals.

The lower-level benefits from a garage with electric opening. The ground floor has an attached partially enclosed covered terrace to enjoy at any time of day from breakfast through to a relaxing evening with family or friends.

The garden is approximately 90% enclosed, offering added security for you, your family, and your animals. There is equally the opportunity to purchase an additional hectare if required.

Book your viewing today!

Ground floor:

Hall (9m²): tiled floor
Living room (29m²): tiled floor, fireplace insert, 2 French windows leading onto the balcony
Kitchen (13.5m²): tiled floor, fitted kitchen, French window leading onto the balcony
Bedroom (12m²): laminate flooring, fitted wardrobe
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Shower room (8m²): tiled floor, shower plus a second walk-in shower, washbasin, heated towel rail
Toilet (1m²): tiled floor, washbasin
Storage room (3m²): tiled floor

First floor:



Hallway (3m²): laminate flooring
Bedroom (12m²): laminate flooring, built-in wardrobe
Bedroom (14m²): laminate flooring, built-in wardrobe
Attic: concrete floor, 3 windows plus 2 smaller ones

Basement:

Bedroom (10m²): tiled floor, built-in cupboard
Laundry room (22m²): concrete floor, 2 washbasins
Wine cellar (8m²)
Garage (32m²): electric heater, space for 1 car, concrete floor

Outside:

Covered terrace
Enclosed garden (90%)
Workshop (60m²)
Hangar (280m²): concrete, water/electricity

Costruito: 1977

Comune

Camere da letto: 5
Bagni: 1
Finito piedi quadrati: 122 mq
Dimensione del lotto: 7639 mq
Floor Number: 1

Room details

Total rooms: 6

Building details

Numero di piani: 1
Orientation: SW

Lease terms

Date Available:

Informazioni aggiuntive

Virtual tour URL: <https://youtu.be/9JrZSHVss4E>

Contact information

IMLIX ID: IX8.625.189

