



Spacious, Immaculately Maintained Home In Villefagnan ☑ Move-in Ready - €138700



Informazioni sull'Agente

Nome:	Christophe GUAY
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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:	EUR 138,700

Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Villefagnan
Cap:	16240
Pubblicato:	06/08/2026

Descrizione:

This townhouse in Villefagnan offers generous living space, comfort, and excellent potential for future customisation. From the moment you step inside, you'll be welcomed by a bright and spacious living area, perfect for entertaining family and friends.

Upstairs, there are two large bedrooms, both fitted with built-in wardrobes. The modern shower room features a walk-in shower and a double vanity unit.

The second floor offers a pleasant surprise with a vast bedroom. This space could easily be converted into two separate bedrooms, as the windows and roof windows (Velux) are already in place. There is also the possibility of adding a second shower room, providing excellent flexibility to adapt the home to your future needs.

Outside, you'll find a private courtyard with a covered area that includes a summer kitchen and the boiler room ☑ an ideal space for enjoying the warmer months.

Ground Floor:

Large living room: 50 m2 ☑ Tiled flooring. A fireplace insert is installed behind the plasterboard, complete with a ventilation system. Utility/Laundry room: 3 m2 ☑ Tiled flooring, with WC.

First Floor:

Landing: 5 m2 ☑ Laminate flooring. Bedroom 1: 19 m2 ☑ Laminate flooring, built-in wardrobes. Bedroom



2: 22 m2  Laminate flooring, built-in wardrobes, warm-air vent from the fireplace insert. Shower room: 6.5 m2  Tiled flooring, walk-in shower, double vanity.

Second Floor:

Landing: 6 m2  Carpeted, with sloping ceilings. Potential to create a shower room. Bedroom: 40 m2  Carpeted. This large room can easily be divided into two bedrooms, as windows and Velux roof windows are already installed.

Outside:

A private courtyard with a covered section housing a summer kitchen and boiler room. Just 20 metres away, a double garage with electric doors provides space for up to four cars inside and two additional parking spaces in front. A small garden, perfect for creating a vegetable patch. All on 347m2.

Comune

Camere da letto:	3
Bagni:	1
Finito piedi quadrati:	151 mq
Dimensione del lotto:	347 mq
Floor Number:	1

Room details

Total rooms:	4
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Building details

Numero di piani:	1
Orientation:	W

Lease terms

Date Available:

Informazioni aggiuntive

Virtual tour URL:	https://youtu.be/6gCSU_uaz-E
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Contact information

IMLIX ID:	IX8.817.958
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