



Stunning House with Indoor Pool and Studio - €326315



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 379,158.38

Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Villefagnan
Cap:	16240
Pubblicato:	24/08/2026

Descrizione:

This magnificent 5-bedroom property is located only 6km from the beautiful village of Villefagnan. It is perfect for a large family and can provide an income from the separate studio, or equally be an investment opportunity as a gite and chambre d'hôte business. A number of flexible possibilities awaits the future owner.

A rare feature is the indoor swimming pool, which can be enjoyed all year round. There is an enclosed walled garden at the front of the property, with space for four cars, and behind, there is a courtyard and garden, with space for an additional four cars.

Opposite is a lovely area still maintaining the original bread oven.

Book your viewing today!

GROUND FLOOR:

Kitchen (15 m²): fully equipped, tiled flooring, fireplace
Summer kitchen (6 m²): concrete, exposed stone
Dining room (27.5 m²): hardwood floors, exposed beams, fireplace
Entryway (3.5 m²): hardwood floors
Bathroom (4 m²): tiled flooring, toilet, sink, bathtub
Living room (30 m²): hardwood floors
Bedroom 1 (13.5 m²): tiled flooring, exposed stone
Indoor pool (2.5 x 6 m) in a 33 m² room: tiled flooring, dehumidifier, new liner in 2026
Utility room (12 m²): shower, toilet

UPSTAIRS:



Landing 1 (8 m2): carpet, closetBedroom 2 (13.5 m2): carpet, exposed beam, with en suite bathroom (3.5 m2): linoleum, toilet, sink, bathtub with showerBedroom 3 (11 m2): hardwood floors, with en suite bathroom (2 m2): hardwood floors, sink, bathtub with shower, and private toilet (1 m2): hardwood floorsBedroom 4 (16 m2): hardwood floors, exposed beams, accessed from Bedroom 3 or with the possibility of creating a separate entranceBedroom 5 (12 m2): hardwood floors, accessible via the staircase from the kitchen or Landing 1Landing 2 (2 m2): hardwood floorsWalk-in closet (7 m2)

UPSTAIRS STUDIO:

Living Area (25 m2): kitchenette, living room, Velux skylight, walk-in closet / built-in closetBathroom (2 m2): toilet, shower, sinkMezzanine / Bedroom 6 (10 m2)Balcony

OUTSIDE:

Lovely garden enclosed by a low wall and parking for 4 cars in frontCourtyard / garden in the back with parking for 4 carsSmall outbuildingsPlot across the street with a bread oven (200 m2)

Comune

Camere da letto:	5
Bagni:	5
Finito piedi quadrati:	213 mq
Dimensione del lotto:	1528 mq
Floor Number:	1

Room details

Total rooms:	8
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Building details

Numero di piani:	1
Orientation:	S

Lease terms

Date Available:

Informazioni aggiuntive

Virtual tour URL: <https://youtu.be/8JfGb1p5SlA>

Contact information

IMLIX ID: IX8.885.554

