



Town House, Beautiful Gardens, Independent Apartment



Agent Info

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Specialties:	
Property Type:	Apartments, Houses
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Advertentie details

Vastgoed voor:	Koop
Prijs:	EUR 148,950

Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Villefagnan
Postcode:	16240
Geplaatst:	21-09-2023

Omschrijving:

Beautiful character house, full of charm, requiring some refurbishment but with huge potential. The property has two gardens: a walled garden in the centre of the house and a large plot to the rear with an outbuilding at the back. The property benefits from mains drainage and oil fired central heating, all in the heart of Villefagnan.

- Ground floor:

Entrance/office (11m2)
Living room with fitted kitchen (28m2): carpet
Bedroom 1 (9m2): lino
Entrance hall (9m2): flagstones, cupboard
Shower room (4m2): tiles, washbasin, shower, WC
Study (4m2) : lino
Laundry/boiler room (13m2): tiled floor

- First floor (possibility to make an independent flat):

Living room (19m2): wooden floor, cupboard
Fitted kitchen/dining room (18m2): lino
Bedroom 2 (13m2): lino



Bedroom 3 (14m2): lino
Bathroom (6m2): lino, bath, washbasin, shower
WC (1m2): lino
Corridor (4m2): lino
Attic (25m2)

- Outside:
Private green courtyard with covered terrace (25m2) and stone stable (28m2 on 2 levels)
Enclosed garden with well and barn of 20m2.

The department of Charente is located in the centre-west of France and is part of the Poitou-Charentes region along with Deux Sevres, Charente Maritime and the Vienne department.

Its name as is often the case comes from the river Charente which snakes through the department. Two local dialects are spoken in the area, Saintongeais in the west and Occitan to the east.

Charente is a thriving department for several reasons, Cognac production is one of the most interesting and profitable industries, the export level of approx. 95% is a success, the consumption in France being only 5% (some say they keep the best 5% in France!).

The department has many typical towns, Angouleme in the south east for example hosts an international festival that attracts hundreds of visitors and is not to be missed.

The region is popular with hikers, bikers and nature lovers who like to discover the woodlands, lakes and streams that are part of this amazing landscape.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.



For everything you need to know about French property visit www.clefrance.co.uk

Algemeen

Slaapkamers: 3
Badkamers: 2
Lot Afmeting: 1150 m²

Room details

Indoor Features: Fitted kitchen

Utility details

Heating: Ja

Lease terms

Date Available:

Contact information

IMLIX ID: IX4.908.480

