



€144450 - Comfortable, Pretty 3 Bedroom Village House With Enclosed Gardens



Agent Info

| | |
|-------------------|---|
| Naam: | Christophe GUAY |
| Bedrijfsnaam: | Agence TIC Ruffec |
| Mistlampen: | France |
| Experience since: | 1985 |
| Service Type: | Selling a Property |
| Specialties: | |
| Property Type: | Apartments, Houses |
| Telefoon: | +33 (545) 710-046 |
| Languages: | French |
| Website: | https://tic-ruffec.com |

Advertentie details

| | |
|----------------|----------------|
| Vastgoed voor: | Koop |
| Prijs: | USD 163,634.65 |

Locatie

| | |
|-----------------------------|--------------------|
| Aanbevolen Auto Onderdelen: | France |
| Staat/Regio/Pronvincie: | Nouvelle-Aquitaine |
| Plaats: | Villefagnan |
| Geplaatst: | 22-04-2025 |
| Omschrijving: | |

Character stone house with three bedrooms plus a study (or extra guest bedroom). Situated in a pretty village, close to the active town of Villefagnan with its shops, schools, sport clubs and doctor's etc. The town is easily accessible on a bike for your morning 'croissant run'. This comfortable property benefits from recent central heating with a heat exchange pump system which will heat in the winter and work as refreshing air-conditioning during the long hot summers. In both reception rooms are new wood burners have also been fitted. With one of the bedrooms and the bathroom on the ground floor the house would accommodate an elderly relative or someone of reduced mobility. Outside is a beautiful garden which is enclosed for dogs or other animals if you want to keep chickens or goats etc.

In detail the property comprises:

Kitchen / Diner (19.5m²): tiled floor, door to garden, pantry (4m²), concrete floor

Sitting Room (34.7m²): tiled floor, open to the ceiling, French window to garden, new wood burner (stairs to mezzanine)



Shower room (6.3m²): shower, washbasin, wc, washing machine point, tiled floor, exposed beams

Bedroom (9m²): window, tiled floor

Study / small guest bedroom (7.3m²): window, tiled floor

Dining room (22.7m²): tiled floor, French windows to garden, staircase to bedroom, new wood-burning stove

First floor:

Bedroom (12m²): accessed from dining room staircase, wooden floor, velux window, attic space

Mezzanine / Bedroom (11m²): accessed from sitting room staircase, wooden floor and access to the attic (possibility of making a shower room for the mezzanine)

Outside:

Enclosed garden with wooden chalet and woodshed

Information on the risks to which this property is exposed is available on the Georisques website:
www.georisques.gouv.fr

Gebouwd: 1792

Algemeen

| | |
|-----------------------------|---------------------|
| Slaapkamers: | 3 |
| Badkamers: | 1 |
| Afgewerkte vierkante meter: | 122 m ² |
| Lot Afmeting: | 1.41 m ² |

Room details

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|--------------|---|
| Total rooms: | 5 |
|--------------|---|

Utility details

| | |
|----------|----|
| Heating: | Ja |
|----------|----|

Building details

| | |
|----------------------|---|
| Aantal verdiepingen: | 2 |
|----------------------|---|



Lease terms

Date Available:

Additionele informatie

Virtual tour URL:

<https://www.youtube.com/embed/fmH4qHZW2u0>

Contact information

IMLIX ID:

IX6.828.608

