



Beautiful Farmhouse and Outbuildings near to Villefagnan - €202,000



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 233,529.05

Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Villefagnan
Postcode:	16240
Geplaatst:	13-04-2025

Omschrijving:

Beautiful Country House and grounds with several outbuildings near Villefagnan. You're guaranteed to fall in love when driving through the elegant gates into this lovely old farmstead. With a huge courtyard to the front of the property, the main house sits proud at the top with three large bedrooms, two of which are on the ground floor, a good sized dining room, a fitted modern kitchen, an apartment to finish renovating plus several outbuildings, perfect for transforming into further accommodation or for storage. Behind the house is a lovely lawned garden and there's even a cave underneath the house too for the wine - not to be missed.

Ground Floor

Entrance Hall : 23,59m², lino
Living Room : 29,17m², floating parquet
Dining Room : 29,35m², tiled floors, fireplace
Kitchen : 17,31m², tiled floors
Back kitchen/stable : 44,98m², concrete and earth floor
Bedroom 1 : 28,34m², floating parquet, fireplace
Bedroom 2 : 27,71m², floating parquet, fireplace
Apartment : Room 1 : 19m², lino, room 2 : 8,4m², lino
WC : 1,7m², tiled floors



Shower Room : 4,84m², tiled floors
First Floor
Landing : 5,43m², carpet
Bedroom 3 : 13,57m², carpet
Convertible Attic, insulated
Outside
Barn : 135m² with upstairs
Little House : 27,94m², earth floor, fireplace
Pig House : 18,41m²
Duck House : 32m²
Little House 2 : 24,57m², concrete floor and fireplace
Garage : 19,08m²
Grainstore
Workshop : 33m²
Laundry Room : 22m²
Garden Storage Shed : 37,59m²
Hangar : 33,27m²
Cellar with boiler
Enclosed gardens

Algemeen

Slaapkamers:	3
Badkamers:	1
Afgewerkte vierkante meter:	210 m ²
Lot Afmeting:	4471 m ²
Floor Number:	1

Room details

Total rooms:	7
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Building details

Aantal verdiepingen:	1
Orientation:	SE

Lease terms

Date Available:

Additionele informatie

Virtual tour URL:	https://youtu.be/pgE26MqLMHM
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Contact information

IMLIX ID:	IX7.344.875
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