

# Spacious Village Property With Commerce In Walking Distance - €158,500



## Agent Info

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since:	
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Specialties:	
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## Advertentie details

Vastgoed voor:	Koop
Prijs:	EUR 158,500

## Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Villefagnan
Postcode:	16240
Geplaatst:	08-01-2026

### Omschrijving:

If you are looking for a spacious village property, with 3 - 4 bedrooms, 2 bathrooms, and local commerce on your doorstep, then this could be for you. It also has the benefit of double-glazing, gas central heating and mains drains.

In the village there is a school, small supermarket, bakers, butcher, pharmacy, bars and restaurants. A mainline train station is 10km away in Ruffec, which also has large supermarkets and a wide choice of other shops and businesses.

The property provides comfortable living, and has an enclosed, sheltered courtyard at the rear, and a wide balcony along the front, accessed from the first floor, giving a bird's-eye view of the main street.

Attached to the property is a separate small building, with independent access from the street and courtyard, and is useful for storage and as a workshop.

In detail the property comprises :

### Ground floor

Entrance hall (17m<sup>2</sup>) Tiled floor

Kitchen-diner (23.5m<sup>2</sup>) The kitchen has a range of fitted units and a central island, and an integrated oven and microwave. Tiled floor and carpet

Lounge/dining-room (35m<sup>2</sup>) Tiled floor

Utility room (7.5m<sup>2</sup>) lino. Door to the courtyard

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WC

1st floor

Landing (17m2) Wooden floor. French windows to the balcony

Bedroom 1 (9m2) Laminate flooring

Bedroom 2 (17m2) Wooden floor

Bedroom 3 (14m2) Wooden floor

Bathroom 1 (10m2) Bath, shower, handbasin and wc. Tiled floor

Bathroom 2 (6m2) Bath, vanity unit, wc, extractor fan and heated towel rail

2nd floor

Attic space (approximately 45m2 overall) part of which is currently used as a 4th bedroom (23m2) with a sink. The rest is storage (NB: low beams).

Outside :

Enclosed, sheltered courtyard with a pond with a fountain, storage shed, and a rear door giving access on foot into the village.

Attached building, with water and electrics, comprising 2 rooms of 13.5m2 and 9.5m2, with attic space above.

### **Algemeen**

Slaapkamers:	4
Badkamers:	2
Afgewerkte vierkante meter:	156 m <sup>2</sup>
Lot Afmeting:	176 m <sup>2</sup>
Floor Number:	1

### **Room details**

Total rooms:	5
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### **Building details**

Aantal verdiepingen:	1
Orientation:	W

### **Lease terms**

Date Available:

### **Additionele informatie**

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

### **Contact information**

IMLIX ID: IX8.035.507



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