



Charming Country House with Garden, Outbuildings and Great Potential in a Peaceful Hamlet - €91395



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 107,250.94

Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Villefagnan
Postcode:	16240
Geplaatst:	20-03-2026

Omschrijving:

Exclusive to TIC IMMOBILIER: A charming country house offering great potential, ideal for renovation enthusiasts, situated in a quiet hamlet near Villefagnan.

The house has two bedrooms and a study that could easily be converted into an en-suite bathroom. You will also enjoy a pleasant enclosed, walled garden attached to the property, as well as a plot of land situated directly opposite the property.

A small outbuilding and a garage complete the property, with space to park a vehicle.

A property full of charm, perfect for bringing your project to life in a peaceful setting.

Ground Floor:

- Hallway (4m²): tiled floor, exposed stone
- Kitchen (10m²): tiled floor, built-in fireplace, exposed stone, simple
- Living room (22m²): wooden floor, fireplace
- Hallway (4m²): wooden floor

First Floor:

- Landing (3m²): wooden floor
- Bedroom 1 (21m²): wooden floor
- Bedroom 2 (10m²): wooden floor under linoleum
- Study (7m²): wooden floor, accessed via Bedroom 1 or Bedroom 2, potential to create an en-suite



bathroom

-Shower room (2.5m²): tiled floor, shower, washbasin, toilet

-Attic: wooden floor, hot water tank

Outside:

-Garden

-Garage: space for 1 car

-Workshop

-Well

-Field opposite

All set on a plot of 1933m²

Algemeen

Slaapkamers:	2
Badkamers:	1
Afgewerkte vierkante meter:	86 m ²
Lot Afmeting:	1933 m ²
Floor Number:	1

Room details

Total rooms:	3
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Building details

Aantal verdiepingen:	1
Orientation:	W

Lease terms

Date Available:

Additionele informatie

Virtual tour URL: <https://youtu.be/jOib5j2yZko>

Contact information

IMLIX ID: IX8.286.390

