



Where Character Meets Comfort ☑ Discover Village Living at Its Best. - €122450



Agent Info

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Bedrijfsnaam:	Agence TIC Ruffec
Mistlampen:	France
Experience since:	1985
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	French
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Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 139,611.06

Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Villefagnan
Postcode:	16240
Geplaatst:	15-06-2026

Omschrijving:

Step inside this charming two-bedroom home, filled with character and comfort. The PVC double-glazed windows keep it cosy and bright, while the wood-burning stove adds a welcoming touch. Central heating radiators are already in place and just waiting to be reconnected to a new boiler, making it easy to tailor the home to your needs. Set in the heart of Paizay-Naudouin, this well-appointed property enjoys a desirable location within a thriving community, complete with a local bar and easy access to amenities in Villefagnan and Chef-Boutonne.

Perfect as a low-maintenance "lock up and leave" holiday home ☑ as it has been for the past five years ☑ the property also offers excellent potential as a permanent residence or income-generating project. With two spacious barns, there is ample scope for conversion, including the creation of a gite. The property can also be purchased fully furnished, making for a smooth and ready-to-enjoy move. This property combines village charm with modern convenience and exciting opportunities for development.

On the ground floor:

Living room (34m²): exposed beams, laminate flooring, fitted kitchen area, recent wood stove,

WC (1m²): tiled floor,

Hall (4m²): tiled floor, wooden floor, cupboard space,

Closed room to renovate.

On the first floor:



Landing (8m²): wooden floor, cupboard space,
Bedroom 1 (12m²) with dressing room (3m²): wooden floor,
Bedroom 2 (12m²): wooden floor,
Bathroom (8m²): tiled floor, rolltop bathtub, hot water tank, washing machine connection, toilet,
cupboard space.
Convertible attic above the entire house: wooden floor.
Outside:
Courtyard and garden/orchard all on a total of 1579m². Covered Terrace. Well. Garage: 1 car,
Barn: 45m² on the ground floor with flagstone floor, double glazing, 45m² on the first floor with
skylight, roof in good condition.
Stone barn with courtyard access and independent access to the road (85m²) ample space to park several
vehicles.
Stone barn (38m²)
All on a surface area of 1579m²

Algemeen

Slaapkamers:	2
Badkamers:	1
Afgewerkte vierkante meter:	90 m ²
Lot Afmeting:	1579 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/y3GZwXm8Ym8
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Contact information

IMLIX ID:	IX8.589.589
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