



5-Bedroom Village House with Land and Spacious Hanger - €170200



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 194,053.1

Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Villefagnan
Postcode:	16240
Geplaatst:	19-06-2026

Omschrijving:

Situated on the edge of a village only a 5-minute drive from Villefagnan, this 5-bedroom property on three levels is unique with its large 7639m² plot and impressive 280m² hangar. This hangar is ideal for creating a workshop, storage and even housing animals.

The lower-level benefits from a garage with electric opening. The ground floor has an attached partially enclosed covered terrace to enjoy at any time of day from breakfast through to a relaxing evening with family or friends.

The garden is approximately 90% enclosed, offering added security for you, your family, and your animals. There is equally the opportunity to purchase an additional hectare if required.

Book your viewing today!

Ground floor:

Hall (9m²): tiled floor
Living room (29m²): tiled floor, fireplace insert, 2 French windows leading onto the balcony
Kitchen (13.5m²): tiled floor, fitted kitchen, French window leading onto the balcony
Bedroom (12m²): laminate flooring, fitted wardrobe
Bedroom (12m²): laminate flooring, fitted wardrobe
Shower room (8m²): tiled floor, shower plus a second walk-in shower, washbasin, heated towel rail
Toilet (1m²): tiled floor, washbasin
Storage room (3m²): tiled floor

First floor:

Hallway (3m²): laminate flooring
Bedroom (12m²): laminate flooring, built-in wardrobe
Bedroom (14m²):



laminat flooring, built-in wardrobeAttic: concrete floor, 3 windows plus 2 smaller ones

Basement:

Bedroom (10m2): tiled floor, built-in cupboardLaundry room (22m2): concrete floor, 2 washbasinsWine cellar (8m2)Garage (32m2): electric heater, space for 1 car, concrete floor

Outside:

Covered terraceEnclosed garden (90%)Workshop (60m2)Hangar (280m2): concrete, water/electricity

Gebouwd: 1977

Algemeen

Slaapkamers: 5
Badkamers: 1
Afgewerkte vierkante meter: 122 m²
Lot Afmeting: 7639 m²
Floor Number: 1

Room details

Total rooms: 6

Building details

Aantal verdiepingen: 1
Orientation: SW

Lease terms

Date Available:

Additionele informatie

Virtual tour URL: <https://youtu.be/9JrZSHVss4E>

Contact information

IMLIX ID: IX8.625.189

