



## Authentic Stone Charm Meets Modern Comfort in this Spacious 4-Bedroom Home - €187424



### 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:          | <a href="https://tic-ruffec.com">https://tic-ruffec.com</a> |

### Advertentie details

|                |             |
|----------------|-------------|
| Vastgoed voor: | Koop        |
| Prijs:         | EUR 187,424 |

### Locatie

|                             |                    |
|-----------------------------|--------------------|
| Aanbevolen Auto Onderdelen: | France             |
| Staat/Regio/Pronvincie:     | Nouvelle-Aquitaine |
| Plaats:                     | Villefagnan        |
| Postcode:                   | 16240              |
| Geplaatst:                  | 21-09-2026         |
| Omschrijving:               |                    |

A very attractive house built from local stone, well-situated between the towns of Ruffec, Villefagnan, and Sauze-Entre-Bois. It offers four bedrooms—including one on the ground floor, which is very convenient for those with reduced mobility or could serve as an office. The property is very well-maintained and features modern comforts such as central heating, double glazing, and a compliant drainage system, all while retaining its period charm.

### GROUND FLOOR

Fitted kitchen (34m<sup>2</sup>): Tiled floor, exposed beams, installed in 2023, sealed-off stone fireplace  
Living room (32m<sup>2</sup>): Tiled floor, exposed beams  
Bedroom/Office (12m<sup>2</sup>): Tiled floor, built-in cupboard  
Utility room (2m<sup>2</sup>): Tiled floor  
WC (1m<sup>2</sup>): Lino  
Hallway (9m<sup>2</sup>): Tiled floor, access to cellar (which also has external access), water softener  
Bathroom (5m<sup>2</sup>): Vinyl flooring, bidet, washbasin, small bathtub (functional but in need of refurbishment)

### UPSTAIRS

Landing (11m<sup>2</sup>): Vinyl flooring, Velux window with electric / solar blind, exposed beam  
Bedroom (22m<sup>2</sup>): Laminate flooring, exposed beams; includes a walk-in wardrobe (9m<sup>2</sup>) with laminate flooring and exposed beams. Potential to create a master suite.  
Bedroom (16m<sup>2</sup>): Laminate flooring, two built-in cupboards, exposed beams  
Bedroom (14m<sup>2</sup>): Laminate flooring, exposed beams  
Bathroom (7m<sup>2</sup>): Vinyl flooring, bathtub with shower, washbasin, heated towel rail  
WC (2m<sup>2</sup>): Vinyl flooring



## EXTERIOR

Attached barn housing the oil tank and boiler (burner replaced in 2023) Open barn/Covered terrace (110m<sup>2</sup>): Concrete floor, 3,000-litre rain water tank, parking space for 4 cars. Large enclosed courtyard with remote-controlled gate Garden/vegetable patch opposite (670 m<sup>2</sup>) with a communal well nearby All on a total of 1215m<sup>2</sup>

## Algemeen

|                             |                     |
|-----------------------------|---------------------|
| Slaapkamers:                | 4                   |
| Badkamers:                  | 2                   |
| Afgewerkte vierkante meter: | 179 m <sup>2</sup>  |
| Lot Afmeting:               | 1215 m <sup>2</sup> |
| Floor Number:               | 1                   |

## Room details

|              |   |
|--------------|---|
| Total rooms: | 6 |
|--------------|---|

## Building details

|                      |   |
|----------------------|---|
| Aantal verdiepingen: | 1 |
| Orientation:         | S |

## Lease terms

Date Available:

## Additionele informatie

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Virtual tour URL: | <a href="https://youtu.be/aKnr-rvF38M">https://youtu.be/aKnr-rvF38M</a> |
|-------------------|-------------------------------------------------------------------------|

## Contact information

|           |             |
|-----------|-------------|
| IMLIX ID: | IX9.000.505 |
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