



## €148950 - Town House With Beautiful Gardens And Independent Apartment



### Agent Info

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### Listing details

Property for: Sale  
Price: EUR 148,950

### Location

Country: France  
State/Region/Province: Nouvelle-Aquitaine  
City: Villefagnan  
Posted: Jul 28, 2023

### Description:

Beautiful old house, full of charm, requiring some refurbishment but with huge potential. The property has two gardens: a walled garden in the centre of the house and a large plot to the rear with an outbuilding at the back. The property benefits from mains drainage and oil fired central heating, all in the heart of Villefagnan.

### Ground floor

- Entrance/office (11m2)
- Living room with fitted kitchen (28m2): carpet
- Bedroom 1 (9m2): lino
- Entrance hall (9m2): flagstones, cupboard
- Shower room (4m2): tiles, washbasin, shower, WC



-Study (4m2) : lino

-Laundry/boiler room (13m2): tiled floor

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First floor (possibility to make an independent flat)

-Living room (19m2): wooden floor, cupboard

-Fitted kitchen/dining room (18m2): lino

-Bedroom 2 (13m2): lino

-Bedroom 3 (14m2): lino

-Bathroom (6m2): lino, bath, washbasin, shower

-WC (1m2): lino

-Corridor (4m2): lino

-Attic (25m2)

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Outside

-Private green courtyard with covered terrace (25m2) and stone stable (28m2 on 2 levels)

-Enclosed garden with well and barn of 20m2.

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Information on the risks to which this property is exposed is available on the Georisques website:  
[www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## Common

Bedrooms:	3
Bathrooms:	2
Finished sq. ft.:	134 sq m
Lot Size:	1.15 sq m

## Room details



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Total rooms:	6
Indoor Features:	Fitted kitchen

## Utility details

Heating:	Yes
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## Building details

Number of Floors:	2
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## Lease terms

Date Available:	
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## Additional information

Virtual tour URL:	<a href="http://www.youtube.com/embed/KTdqZ7iA-Lk">http://www.youtube.com/embed/KTdqZ7iA-Lk</a>
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## Contact information

IMLIX ID:	IX4.686.304
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