



## €144450 - Comfortable, Pretty 3 Bedroom Village House With Enclosed Gardens



### Agent Info

Name:	Christophe GUAY
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Name:	
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Experience	1985
since:	
Service Type:	Selling a Property
Specialties:	
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Languages:	French
Website:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Listing details

Property for:	Sale
Price:	USD 163,634.65

### Location

Country:	France
State/Region/Province:	Nouvelle-Aquitaine
City:	Villefagnan
Posted:	Apr 22, 2025

### Description:

Character stone house with three bedrooms plus a study (or extra guest bedroom). Situated in a pretty village, close to the active town of Villefagnan with its shops, schools, sport clubs and doctor's etc. The town is easily accessible on a bike for your morning 'croissant run'. This comfortable property benefits from recent central heating with a heat exchange pump system which will heat in the winter and work as refreshing air-conditioning during the long hot summers. In both reception rooms are new wood burners have also been fitted. With one of the bedrooms and the bathroom on the ground floor the house would accommodate an elderly relative or someone of reduced mobility. Outside is a beautiful garden which is enclosed for dogs or other animals if you want to keep chickens or goats etc.

In detail the property comprises:

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Kitchen / Diner (19.5m2): tiled floor, door to garden, pantry (4m2), concrete floor

Sitting Room (34.7m2): tiled floor, open to the ceiling, French window to garden, new wood burner (stairs to mezzanine)



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Shower room (6.3m<sup>2</sup>): shower, washbasin, wc, washing machine point, tiled floor, exposed beams

Bedroom (9m<sup>2</sup>): window, tiled floor

Study / small guest bedroom (7.3m<sup>2</sup>): window, tiled floor

Dining room (22.7m<sup>2</sup>): tiled floor, French windows to garden, staircase to bedroom, new wood-burning stove

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First floor:

Bedroom (12m<sup>2</sup>): accessed from dining room staircase, wooden floor, velux window, attic space

Mezzanine / Bedroom (11m<sup>2</sup>): accessed from sitting room staircase, wooden floor and access to the attic (possibility of making a shower room for the mezzanine)

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Outside:

Enclosed garden with wooden chalet and woodshed

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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)

Built: 1792

## Common

Bedrooms:	3
Bathrooms:	1
Finished sq. ft.:	122 sq m
Lot Size:	1.41 sq m

## Room details

Total rooms:	5
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## Utility details

Heating:	Yes
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## Building details

Number of Floors:	2
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## **Lease terms**

Date Available:

## **Additional information**

Virtual tour URL:

<https://www.youtube.com/embed/fmH4qHZW2u0>

## **Contact information**

IMLIX ID:

IX6.828.608

