



Beautiful Farmhouse and Outbuildings near to Villefagnan - €202,000



Agent Info

Name:	Christophe GUAY
Company Name:	Agence TIC Ruffec
Country:	France
Experience since:	1985
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Phone:	+33 (545) 710-046
Languages:	French
Website:	https://tic-ruffec.com

Listing details

Property for:	Sale
Price:	USD 233,405.59

Location

Country:	France
State/Region/Province:	Nouvelle-Aquitaine
City:	Villefagnan
ZIP code:	16240
Posted:	Apr 13, 2025

Description:

Beautiful Country House and grounds with several outbuildings near Villefagnan. You're guaranteed to fall in love when driving through the elegant gates into this lovely old farmstead. With a huge courtyard to the front of the property, the main house sits proud at the top with three large bedrooms, two of which are on the ground floor, a good sized dining room, a fitted modern kitchen, an apartment to finish renovating plus several outbuildings, perfect for transforming into further accommodation or for storage. Behind the house is a lovely lawned garden and there's even a cave underneath the house too for the wine - not to be missed.

Ground Floor

Entrance Hall : 23,59m², lino
Living Room : 29,17m², floating parquet
Dining Room : 29,35m², tiled floors, fireplace
Kitchen : 17,31m², tiled floors
Back kitchen/stable : 44,98m², concrete and earth floor
Bedroom 1 : 28,34m², floating parquet, fireplace
Bedroom 2 : 27,71m², floating parquet, fireplace
Apartment : Room 1 : 19m², lino, room 2 : 8,4m², lino
WC : 1,7m², tiled floors



Shower Room : 4,84m2, tiled floors
First Floor
Landing : 5,43m2, carpet
Bedroom 3 : 13,57m2, carpet
Convertible Attic, insulated
Outside
Barn : 135m2 with upstairs
Little House : 27,94m2, earth floor, fireplace
Pig House : 18,41m2
Duck House : 32m2
Little House 2 : 24,57m2, concrete floor and fireplace
Garage : 19,08m2
Grainstore
Workshop : 33m2
Laundry Room : 22m2
Garden Storage Shed : 37,59m2
Hangar : 33,27m2
Cellar with boiler
Enclosed gardens

Common

Bedrooms:	3
Bathrooms:	1
Finished sq. ft.:	210 sq m
Lot Size:	4471 sq m
Floor Number:	1

Room details

Total rooms:	7
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Building details

Number of Floors:	1
Orientation:	SE

Lease terms

Date Available:

Additional information

Virtual tour URL:	https://youtu.be/pgE26MqLMHM
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Contact information

IMLIX ID:	IX7.344.875
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