



Charming Renovated Farmhouse ☑ Between Villefagnan and Chef-Boutonne - €265,950



Agent Info

Name:	Christophe GUAY
Company	Agence TIC Ruffec
Name:	
Country:	France
Experience	1985
since:	
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 310,116.09

Location

Country:	France
ZIP code:	16240
Posted:	Oct 07, 2025

Description:

Charming Renovated Farmhouse ☑ Between Villefagnan and Chef-Boutonne

Located in a peaceful hamlet, this beautiful property combines the charm of the old with modern comfort. Carefully renovated throughout, it offers spacious and light-filled rooms, a quality fitted kitchen, four lovely bedrooms, and a stunning tree-lined garden.

The farming activity continues discreetly on-site, now managed by the next generation. There are no animals or disturbances ☑ the home enjoys a calm and serene setting.

A rare opportunity, ideal for countryside lovers looking for an authentic lifestyle while staying close to local amenities.

Ground Floor

Entrance Hall : 4,37m2, tiles and stairs to first floor and to the basement.

Living Room : 35,84m2, parquet and fireplace with pellet boiler.

Kitchen : 38,35m2, tiles, french windows to terrace.

Basement

Corridor : 1,1m2, tiles

WC : 1,86m2, tiles

Office : 14,66m2, tiles

Laundry : 7,05m2, tiles

Cave : 10m2

1st Floor



Galleried Landing 13,85m2, parquet
Bedroom 1 : 14,13m2, carpet
WC : 1,7m2, tiles
Bedroom 2 : 14,47m2, carpet
Bedroom 3 : 15,9m2, carpet
Bedroom 4 : 16,07m2, parquet
Shower Room : 5,6m2, tiles
Outside
Terrace with views onto grounds.
Covered Eating Area
Garage : 46,55m2, concrete
Gardens : 8511m2

Common

Bedrooms:	4
Bathrooms:	1
Finished sq. ft.:	192 sq m
Lot Size:	8511 sq m
Floor Number:	1

Room details

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

Building details

Number of Floors:	1
Orientation:	SE

Lease terms

Date Available:

Contact information

IMLIX ID:	IX7.682.799
-----------	-------------

