



## Charming Country House with Garden, Outbuildings and Great Potential in a Peaceful Hamlet - €91395



### Agent Info

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since:	
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### Listing details

Property for:	Sale
Price:	USD 107,250.94

### Location

Country:	France
State/Region/Province:	Nouvelle-Aquitaine
City:	Villefagnan
ZIP code:	16240
Posted:	Mar 20, 2026

### Description:

Exclusive to TIC IMMOBILIER: A charming country house offering great potential, ideal for renovation enthusiasts, situated in a quiet hamlet near Villefagnan.

The house has two bedrooms and a study that could easily be converted into an en-suite bathroom. You will also enjoy a pleasant enclosed, walled garden attached to the property, as well as a plot of land situated directly opposite the property.

A small outbuilding and a garage complete the property, with space to park a vehicle.

A property full of charm, perfect for bringing your project to life in a peaceful setting.

### Ground Floor:

- Hallway (4m<sup>2</sup>): tiled floor, exposed stone
- Kitchen (10m<sup>2</sup>): tiled floor, built-in fireplace, exposed stone, simple
- Living room (22m<sup>2</sup>): wooden floor, fireplace
- Hallway (4m<sup>2</sup>): wooden floor

### First Floor:

- Landing (3m<sup>2</sup>): wooden floor
- Bedroom 1 (21m<sup>2</sup>): wooden floor
- Bedroom 2 (10m<sup>2</sup>): wooden floor under linoleum
- Study (7m<sup>2</sup>): wooden floor, accessed via Bedroom 1 or Bedroom 2, potential to create an en-suite



bathroom

-Shower room (2.5m2): tiled floor, shower, washbasin, toilet

-Attic: wooden floor, hot water tank

Outside:

-Garden

-Garage: space for 1 car

-Workshop

-Well

-Field opposite

All set on a plot of 1933m2

## Common

Bedrooms:	2
Bathrooms:	1
Finished sq. ft.:	86 sq m
Lot Size:	1933 sq m
Floor Number:	1

## Room details

Total rooms:	3
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## Building details

Number of Floors:	1
Orientation:	W

## Lease terms

Date Available:

## Additional information

Virtual tour URL: <https://youtu.be/jOib5j2yZko>

## Contact information

IMLIX ID: IX8.286.390

