



## Charming Village Property with Outbuildings and Large Garden - €91395



### Agent Info

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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:

Situated in the heart of the village of Montjean, this spacious property offers four generously sized bedrooms, a range of outbuildings, and a large rear garden with dual access from both the front courtyard and the end of the garden.

The house is immediately habitable and benefits from oil-fired central heating. However, it would benefit from modernization throughout, including installation of double glazing, an updated sanitation system, and a new kitchen and bathroom making it an ideal project to tailor to your taste.

The substantial barns and outbuildings provide exceptional potential, whether for conversion into a gite, workshop, storage space, or even accommodation for a camping car.

Montjean is an active and welcoming village with a restaurant/bar, primary school, and post office, while the nearby towns of Villefagnan, Ruffec, and Sauze-Vaussais are all within easy driving distance.

### GROUND FLOOR:

Kitchen 20 m<sup>2</sup>, tiled floor, insert wood burner, and a pantry

Living room 29 m<sup>2</sup>, wooden floor, fireplace

Entrance hall 7 m<sup>2</sup>, tiled floor

WC 1.5 m<sup>2</sup>, tiled floor

Boiler room

Shower room 4 m<sup>2</sup>, tiled floor, shower, bidet, washbasin



Bedroom 20 m2, lino flooring

Hallway 4 m2, tiled floor

#### FIRST FLOOR:

Bedroom 19 m2, wooden floor

Bedroom 16 m2, carpet over wooden floor

Bedroom 17.5 m2, carpet over wooden floor

Landing 8 m2, wooden floor, wardrobe, washbasin

WC 1.5 m2, lino over wooden floor

#### EXTERIOR:

Front courtyard, large rear garden with independent vehicle access

Utility/laundry room, wine storehouse

Stable 70 m2 with attic

Open barn/hangar 50 m2

Stable 65 m2 with attic (roof redone 6 years ago)

Former Pigsty 20 m2

Garage for one car with attic

Small barn 30 m2 with attic

All on a plot of 2058m2

### Common

Bedrooms:	4
Bathrooms:	1
Finished sq. ft.:	148 sq m
Lot Size:	2058 sq m
Floor Number:	1

### Room details

Total rooms:	5
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### Building details

Number of Floors:	1
Orientation:	W

### Lease terms

Date Available:

### Additional information

Virtual tour URL: <https://youtu.be/8I5sjT2QTy0>

### Contact information

IMLIX ID: IX8.286.392



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