



Stone House with Barn Conversion Potential near Ruffec and Villefagnan - €99,950



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 117,290.13

Location

Country:	France
State/Region/Province:	Nouvelle-Aquitaine
City:	Villefagnan
ZIP code:	16240
Posted:	Apr 27, 2026

Description:

Charming stone village house ideally located between the vibrant towns of Ruffec and Villefagnan, both offering a full range of amenities.

The property is in very good overall condition and benefits from recent quality upgrades, including double-glazed windows, a modern drainage system, and a roof that was completely redone in June 2022. No work is required—simply move in and start enjoying the home straight away.

A stone barn completes the property and offers excellent potential for conversion into a second dwelling. It is currently used for storage and also provides covered parking.

Ground floor:

Fully equipped kitchen open to the dining area (25 m²), tiled floor
Hallway (1.5 m²) with built-in storage
WC (2 m²) with plumbing for a washing machine
Living room (24 m²) with chestnut wood flooring and a fireplace insert

First floor:

Spacious landing / mezzanine (21 m²) with chestnut flooring, ideal as an office or occasional bedroom

Landing 2m² Lino

Shower room (5 m²) with shower, WC, sink, velux window, and cupboard housing the hot water tank.

Bedroom (21 m²) with lino flooring, two velux windows

Outside:



Covered, tiled terrace. Attractive enclosed gardenCourtyard. Stone barn (52 m2) with space for vehicle parking. All on 1051m2.

A property full of character, combining traditional charm with modern comfort☑ideal as a main residence, holiday home, or rental investment.

Common

Bedrooms:	1
Bathrooms:	1
Finished sq. ft.:	103 sq m
Lot Size:	1051 sq m
Floor Number:	1

Room details

Total rooms:	4
--------------	---

Building details

Number of Floors:	1
Orientation:	SW

Lease terms

Date Available:

Additional information

Virtual tour URL: https://youtu.be/wMTrMeCFF_A

Contact information

IMLIX ID: IX8.409.147

