



Charming Detached 3 Bedroomed Village Property - €91400



Agent Info

Name:	Christophe GUAY
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Country:	France
Experience since:	1985
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	French
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Listing details

Property for:	Sale
Price:	USD 106,062.32

Location

Country:	France
State/Region/Province:	Nouvelle-Aquitaine
City:	Villefagnan
ZIP code:	16240
Posted:	May 11, 2026

Description:

Exclusive to TIC !

Charming village property in Villefagnan, situated within walking distance of local amenities and a school, and within easy access of main commerce, road links and the train station in Ruffec.

This lovely light property has 3 double bedrooms and well-maintained gardens to the front and rear, off-road parking and a garage. It is ideal as a holiday home, or a low maintenance family home. It benefits from mains drains, a new roof in 2024, and can be sold with furniture and white goods.

Not to be missed!

In detail it comprises :-

Ground floor :

Entrance hall (10m²) Tiled floor. Built-in cupboards. Access to the garage

Fitted kitchen (8m²) with a range of base and wall units, and extractor hood. Tiled floor. Door to the rear garden

Lounge/dining-room (16m²) Wooden floor

WC/Utility room (2m²) with plumbing for a washing machine

First floor :

Landing (2m²) Wooden floor

Bedroom 1 (10m²) Wooden floor



Bedroom 2 (11.5m2) Wooden floor
Bedroom 3 (7.5m2) Wooden floor
Bathroom (3.5m2) Bath (with a shower above) and handbasin
Outside :
Off road parking to the front.
Garage (14m2) Double door to the front, and single door at the rear. Hot water tank
Mature gardens to the front and rear (the rear being fully enclosed and dog-proof)
Dog kennel/covered terrace

Common

Bedrooms:	3
Bathrooms:	1
Finished sq. ft.:	70 sq m
Lot Size:	526 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/
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Contact information

IMLIX ID:	IX8.446.838
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