



## Beautiful Farmhouse and Outbuildings near to Villefagnan - €202,000



### Informações do Revendedor

|                |   |
|----------------|---|
| Name:          | Christophe GUAY   |
| Nome da        | Agence TIC Ruffec   |
| Empresa:       |   |
| País:          | França  |
| Experience     | 1985  |
| since:         |   |
| Tipo de        | Selling a Property  |
| Serviço:       |   |
| Specialties:   |   |
| Property Type: | Apartments, Houses  |
| Telefone:      | +33 (545) 710-046   |
| Languages:     | French  |
| Website:       | <a href="https://tic-ruffec.com">https://tic-ruffec.com</a> |

### Detalhes do anúncio

|               |                |
|---------------|----------------|
| Imóveis para: | Venda          |
| Preço:        | USD 237,337.44 |

### Localização

|                        |                    |
|------------------------|--------------------|
| Country:               | França             |
| State/Region/Province: | Nouvelle-Aquitaine |
| Cidade:                | Villefagnan        |
| CEP:                   | 16240              |
| Adicionado:            | 13/04/2025         |

### Informação adicional:

Beautiful Country House and grounds with several outbuildings near Villefagnan. You're guaranteed to fall in love when driving through the elegant gates into this lovely old farmstead. With a huge courtyard to the front of the property, the main house sits proud at the top with three large bedrooms, two of which are on the ground floor, a good sized dining room, a fitted modern kitchen, an apartment to finish renovating plus several outbuildings, perfect for transforming into further accommodation or for storage. Behind the house is a lovely lawned garden and there's even a cave underneath the house too for the wine - not to be missed.

### Ground Floor

Entrance Hall : 23,59m2, lino  
Living Room : 29,17m2, floating parquet  
Dining Room : 29,35m2, tiled floors, fireplace  
Kitchen : 17,31m2, tiled floors  
Back kitchen/stable : 44,98m2, concrete and earth floor  
Bedroom 1 : 28,34m2, floating parquet, fireplace  
Bedroom 2 : 27,71m2, floating parquet, fireplace  
Apartment : Room 1 : 19m2, lino, room 2 : 8,4m2, lino



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WC : 1,7m2, tiled floors  
Shower Room : 4,84m2, tiled floors  
First Floor  
Landing : 5,43m2, carpet  
Bedroom 3 : 13,57m2, carpet  
Convertible Attic, insulated  
Outside  
Barn : 135m2 with upstairs  
Little House : 27,94m2, earth floor, fireplace  
Pig House : 18,41m2  
Duck House : 32m2  
Little House 2 : 24,57m2, concrete floor and fireplace  
Garage : 19,08m2  
Grainstore  
Workshop : 33m2  
Laundry Room : 22m2  
Garden Storage Shed : 37,59m2  
Hangar : 33,27m2  
Cellar with boiler  
Enclosed gardens

## Comum

|                         |                     |
|-------------------------|---------------------|
| Quartos de dormir:      | 3                   |
| Banheiro:               | 1                   |
| Pés quadrados acabados: | 210 m <sup>2</sup>  |
| Tamanho do lote:        | 4471 m <sup>2</sup> |
| Floor Number:           | 1                   |

## Room details

|              |   |
|--------------|---|
| Total rooms: | 7 |
|--------------|---|

## Building details

|                  |    |
|------------------|----|
| Número de pisos: | 1  |
| Orientation:     | SE |

## Lease terms

Date Available:

## Informação adicional

|                   |   |
|-------------------|---|
| Virtual tour URL: | <a href="https://youtu.be/pgE26MqLMHM">https://youtu.be/pgE26MqLMHM</a> |
|-------------------|---|

## Contact information

|           |             |
|-----------|-------------|
| IMLIX ID: | IX7.344.875 |
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# IMLIX

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<https://www.imlix.com/pt/>

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