



## Beautiful Old House between Villefagnan and Chef-Boutonne - €148700



### Informações do Revendedor

Name:	Christophe GUAY
Nome da Empresa:	Agence TIC Ruffec
País:	França
Experience since:	1985
Tipo de Serviço:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telephone:	+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 172,554.35

### Localização

Country:	França
State/Region/Province:	Nouvelle-Aquitaine
Cidade:	Villefagnan
CEP:	16240
Adicionado:	05/05/2025

#### Informação adicional:

Very pretty three-bedroom house with lots of character and charm. Ideally located in a quiet hamlet, but close to the amenities of Villefagnan and Chef-Boutonne. A pretty flat garden, not overlooked, completes this charming setting.

#### Ground floor

-Lounge (32.50m<sup>2</sup>): tiled floor, French window, open fireplace, exposed stonework

-Entrance hall (14.45m<sup>2</sup>): stone floor tiles

Small sitting room (14.70m<sup>2</sup>): tiled floor, fireplace with wood-burning stove

Fitted Kitchen 14m<sup>2</sup> Laminate floor

-Utility room (18m<sup>2</sup>): concrete floor, washing machine area, exposed stonework

1st floor (access from kitchen)

-Mezzanine (6m<sup>2</sup>): wooden floor

-Bedroom 1 (8.50m<sup>2</sup>) with bathroom (3.38m<sup>2</sup>): wooden floor, washbasin, bath with shower, heated towel rail, WC

1st floor (access via entrance)

-Bathroom (3.85m<sup>2</sup>): wooden floor, washbasin, shower, WC

-Bedroom 2 (9.53m<sup>2</sup>): wooden floor



- Bedroom 3 (18m<sup>2</sup>) with shower room (3.5m<sup>2</sup>): wooden floor, washbasin, WC, shower
  - Dressing room 1 (2.76m<sup>2</sup>): wooden floor
  - Dressing room 2 (2m<sup>2</sup>): wooden floor
- Outside
- Wooden shed
  - Terrace
  - Above-ground swimming pool
  - Garden

## Comum

Quartos de dormir:	3
Banheiro:	3
Pés quadrados acabados:	141 m <sup>2</sup>
Tamanho do lote:	1604 m <sup>2</sup>
Floor Number:	1

## Room details

Total rooms:	6
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## Building details

Número de pisos:	1
Orientation:	S

## Lease terms

Date Available:

## Informação adicional

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

## Contact information

IMLIX ID: IX7.344.903

