



Charming Renovated Farmhouse ☑ Between Villefagnan and Chef-Boutonne - €265,950



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
Telefone:	+33 (545) 710-046
Languages:	French
Website:	https://tic-ruffec.com

Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 310,890.97

Localização

Country:	França
State/Region/Province:	Nouvelle-Aquitaine
Cidade:	Villefagnan
CEP:	16240
Adicionado:	07/10/2025

Informação adicional:

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Located in a peaceful hamlet, this beautiful property combines the charm of the old with modern comfort. Carefully renovated throughout, it offers spacious and light-filled rooms, a quality fitted kitchen, four lovely bedrooms, and a stunning tree-lined garden.

The farming activity continues discreetly on-site, now managed by the next generation. There are no animals or disturbances ☑ the home enjoys a calm and serene setting.

A rare opportunity, ideal for countryside lovers looking for an authentic lifestyle while staying close to local amenities.

Ground Floor

Entrance Hall : 4,37m2, tiles and stairs to first floor and to the basement.

Living Room : 35,84m2, parquet and fireplace with pellet boiler.

Kitchen : 38,35m2, tiles, french windows to terrace.

Basement

Corridor : 1,1m2, tiles

WC : 1,86m2, tiles

Office : 14,66m2, tiles



Laundry : 7,05m², tiles
Cave : 10m²
1st Floor
Galleried Landing 13,85m², parquet
Bedroom 1 : 14,13m², carpet
WC : 1,7m², tiles
Bedroom 2 : 14,47m², carpet
Bedroom 3 : 15,9m², carpet
Bedroom 4 : 16,07m², parquet
Shower Room : 5,6m², tiles
Outside
Terrace with views onto grounds.
Covered Eating Area
Garage : 46,55m², concrete
Gardens : 8511m²

Comum

Quartos de dormir:	4
Banheiro:	1
Pés quadrados acabados:	192 m ²
Tamanho do lote:	8511 m ²
Floor Number:	1

Room details

Total rooms:	6
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Building details

Número de pisos:	1
Orientation:	SE

Lease terms

Date Available:

Contact information

IMLIX ID:	IX7.682.799
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