



Old Coach House With Spacious Accommodation And A Garden In The Heart Of A Village - €210,500



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: | EUR 210,500 |

Localização

| | |
|------------------------|--------------------|
| Country: | França |
| State/Region/Province: | Nouvelle-Aquitaine |
| Cidade: | Villefagnan |
| CEP: | 16240 |
| Adicionado: | 10/12/2025 |

Informação adicional:

Attractive former coach house proudly sitting on the village square. The property has four bedrooms (2 of which are en-suite), two outbuildings and a beautiful enclosed, south-facing garden with a vegetable plot. The house is in good general condition and is connected to mains drains. Large, fitted kitchen with direct access to the courtyard, double glazed in part and has a recent heat-exchange pump central heating system. The property is hard-wired for the internet throughout with fibre-optic. The market towns of Villefagnan andamp; Chef Boutonne are a short drive away and the village itself offers a great community feel with social possibilities including an active Franco/British society. On the village square is a bar/cafe which is a great focal point for the community. Possibility to purchase the property furnished. The property could easily lend itself to AirBnB with its layout already offering 2 staircases for owner privacy. Indeed, with the addition of a simple kitchen there would be the opportunity to create a self-contained gite.

Ground floor

- Fitted kitchen (31m2): tiled floor
- Shower room (4m2): tiled floor, washbasin, WC, shower
- Dining room (29m2): tiled floor, wood burner, exposed stones
- Living room (67m2): parquet flooring, exposed stone



-
- Laundry room (14m2): parquet floor, double washbasin, exposed stones
 - WC (2m2): parquet floor
 - Living room (35m2): parquet floor, wood burner
- 1st floor
- Landing (14m2): wooden floor
 - Bedroom 1 (36m2): wooden floor with private shower room (7m2): wooden floor, WC, washbasin, shower
 - Bedroom 2 (14m2): wooden floor
 - Bedroom 3 (13m2): wood floor, cupboard
 - Shower room (3m2): floor, WC, shower, washbasin
 - Bedroom 3 (18m2) with dressing room (3m2) and en-suite bathroom (5m2): floorboards, bath, WC, washbasin
- 2nd floor
- Attic of 55m2 with four windows and two velux windows, recently insulated.
- Exterior
- Stone barn / workshop of 40m2: concrete floor, electricity
 - Hangar of 40m2. with metallic roof
 - Enclosed garden with vehicular access to the rear
 - Vegetable garden

Construído: 1797

Comum

| | |
|-------------------------|---------------------|
| Quartos de dormir: | 4 |
| Banheiro: | 4 |
| Pés quadrados acabados: | 294 m ² |
| Tamanho do lote: | 1053 m ² |
| Floor Number: | 1 |

Room details

| | |
|--------------|---|
| Total rooms: | 8 |
|--------------|---|

Building details

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

Lease terms

Date Available:

Informação adicional

| | |
|-------------------|---|
| Virtual tour URL: | https://youtu.be/kbVEvCftyR8 |
|-------------------|---|

Contact information

| | |
|-----------|-------------|
| IMLIX ID: | IX8.015.865 |
|-----------|-------------|



IMLIX

Mercado Imobiliário IMLIX

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

