



## Charming Country House with Garden, Outbuildings and Great Potential in a Peaceful Hamlet - €91395



### 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 107,250.94

### Localização

Country:	França
State/Region/Province:	Nouvelle-Aquitaine
Cidade:	Villefagnan
CEP:	16240
Adicionado:	20/03/2026

#### Informação adicional:

Exclusive to TIC IMMOBILIER: A charming country house offering great potential, ideal for renovation enthusiasts, situated in a quiet hamlet near Villefagnan.

The house has two bedrooms and a study that could easily be converted into an en-suite bathroom. You will also enjoy a pleasant enclosed, walled garden attached to the property, as well as a plot of land situated directly opposite the property.

A small outbuilding and a garage complete the property, with space to park a vehicle.

A property full of charm, perfect for bringing your project to life in a peaceful setting.

#### Ground Floor:

- Hallway (4m<sup>2</sup>): tiled floor, exposed stone
- Kitchen (10m<sup>2</sup>): tiled floor, built-in fireplace, exposed stone, simple
- Living room (22m<sup>2</sup>): wooden floor, fireplace
- Hallway (4m<sup>2</sup>): wooden floor

#### First Floor:

- Landing (3m<sup>2</sup>): wooden floor
- Bedroom 1 (21m<sup>2</sup>): wooden floor
- Bedroom 2 (10m<sup>2</sup>): wooden floor under linoleum



-Study (7m2): wooden floor, accessed via Bedroom 1 or Bedroom 2, potential to create an en-suite bathroom

-Shower room (2.5m2): tiled floor, shower, washbasin, toilet

-Attic: wooden floor, hot water tank

Outside:

-Garden

-Garage: space for 1 car

-Workshop

-Well

-Field opposite

All set on a plot of 1933m2

## Comum

Quartos de dormir:	2
Banheiro:	1
Pés quadrados acabados:	86 m <sup>2</sup>
Tamanho do lote:	1933 m <sup>2</sup>
Floor Number:	1

## Room details

Total rooms:	3
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## Building details

Número de pisos:	1
Orientation:	W

## Lease terms

Date Available:

## Informação adicional

Virtual tour URL: <https://youtu.be/jOib5j2yZko>

## Contact information

IMLIX ID: IX8.286.390

