



## Stone House with Barn Conversion Potential near Ruffec and Villefagnan - €99,950



### 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
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 117,290.13

### Localização

Country:	França
State/Region/Province:	Nouvelle-Aquitaine
Cidade:	Villefagnan
CEP:	16240
Adicionado:	27/04/2026

#### Informação adicional:

Charming stone village house ideally located between the vibrant towns of Ruffec and Villefagnan, both offering a full range of amenities.

The property is in very good overall condition and benefits from recent quality upgrades, including double-glazed windows, a modern drainage system, and a roof that was completely redone in June 2022. No work is required—simply move in and start enjoying the home straight away.

A stone barn completes the property and offers excellent potential for conversion into a second dwelling. It is currently used for storage and also provides covered parking.

#### Ground floor:

Fully equipped kitchen open to the dining area (25 m<sup>2</sup>), tiled floor  
Hallway (1.5 m<sup>2</sup>) with built-in storage  
WC (2 m<sup>2</sup>) with plumbing for a washing machine  
Living room (24 m<sup>2</sup>) with chestnut wood flooring and a fireplace insert

#### First floor:

Spacious landing / mezzanine (21 m<sup>2</sup>) with chestnut flooring, ideal as an office or occasional bedroom  
Landing 2m<sup>2</sup> Lino

Shower room (5 m<sup>2</sup>) with shower, WC, sink, velux window, and cupboard housing the hot water tank.

Bedroom (21 m<sup>2</sup>) with lino flooring, two velux windows



## Outside:

Covered, tiled terrace. Attractive enclosed garden Courtyard. Stone barn (52 m<sup>2</sup>) with space for vehicle parking. All on 1051m<sup>2</sup>.

A property full of character, combining traditional charm with modern comfort ☑ ideal as a main residence, holiday home, or rental investment.

## Comum

Quartos de dormir:	1
Banheiro:	1
Pés quadrados acabados:	103 m <sup>2</sup>
Tamanho do lote:	1051 m <sup>2</sup>
Floor Number:	1

## Room details

Total rooms:	4
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## Building details

Número de pisos:	1
Orientation:	SW

## Lease terms

Date Available:

## Informação adicional

Virtual tour URL: [https://youtu.be/wMTrMeCFF\\_A](https://youtu.be/wMTrMeCFF_A)

## Contact information

IMLIX ID: IX8.409.147

