



## Spacious, Immaculately Maintained Home In Villefagnan ? Move-in Ready - €138700



### Informações do Revendedor

|                |                                                             |
|----------------|-------------------------------------------------------------|
| Name:          | Christophe GUAY                                             |
| Nome da        | Agence TIC Ruffec                                           |
| Empresa:       |                                                             |
| País:          | França                                                      |
| Experience     | 1985                                                        |
| since:         |                                                             |
| Tipo de        | Selling a Property                                          |
| Serviço:       |                                                             |
| Specialties:   |                                                             |
| Property Type: | Apartments, Houses                                          |
| Telefone:      | +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 160,038.33 |

### Localização

|                        |                    |
|------------------------|--------------------|
| Country:               | França             |
| State/Region/Province: | Nouvelle-Aquitaine |
| Cidade:                | Villefagnan        |
| CEP:                   | 16240              |
| Adicionado:            | 06/08/2026         |

#### Informação adicional:

This townhouse in Villefagnan offers generous living space, comfort, and excellent potential for future customisation. From the moment you step inside, you'll be welcomed by a bright and spacious living area, perfect for entertaining family and friends.

Upstairs, there are two large bedrooms, both fitted with built-in wardrobes. The modern shower room features a walk-in shower and a double vanity unit.

The second floor offers a pleasant surprise with a vast bedroom. This space could easily be converted into two separate bedrooms, as the windows and roof windows (Velux) are already in place. There is also the possibility of adding a second shower room, providing excellent flexibility to adapt the home to your future needs.

Outside, you'll find a private courtyard with a covered area that includes a summer kitchen and the boiler room?an ideal space for enjoying the warmer months.

#### Ground Floor:

Large living room: 50 m2 ? Tiled flooring. A fireplace insert is installed behind the plasterboard, complete with a ventilation system. Utility/Laundry room: 3 m2 ? Tiled flooring, with WC.

#### First Floor:

Landing: 5 m2 ? Laminate flooring. Bedroom 1: 19 m2 ? Laminate flooring, built-in wardrobes. Bedroom



2: 22 m<sup>2</sup> Tiled flooring, built-in wardrobes, warm-air vent from the fireplace insert. Shower room: 6.5 m<sup>2</sup> Tiled flooring, walk-in shower, double vanity.

Second Floor:

Landing: 6 m<sup>2</sup> Carpeted, with sloping ceilings. Potential to create a shower room. Bedroom: 40 m<sup>2</sup> Carpeted. This large room can easily be divided into two bedrooms, as windows and Velux roof windows are already installed.

Outside:

A private courtyard with a covered section housing a summer kitchen and boiler room. Just 20 metres away, a double garage with electric doors provides space for up to four cars inside and two additional parking spaces in front. A small garden, perfect for creating a vegetable patch. All on 347m<sup>2</sup>.

## Comum

|                         |                    |
|-------------------------|--------------------|
| Quartos de dormir:      | 3                  |
| Banheiro:               | 1                  |
| Pés quadrados acabados: | 151 m <sup>2</sup> |
| Tamanho do lote:        | 347 m <sup>2</sup> |
| Floor Number:           | 1                  |

## Room details

|              |   |
|--------------|---|
| Total rooms: | 4 |
|--------------|---|

## Building details

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

## Lease terms

Date Available:

## Informação adicional

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Virtual tour URL: | <a href="https://youtu.be/6gCSU_uaz-E">https://youtu.be/6gCSU_uaz-E</a> |
|-------------------|-------------------------------------------------------------------------|

## Contact information

|           |             |
|-----------|-------------|
| IMLIX ID: | IX8.817.958 |
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