



## Beautiful Farmhouse and Outbuildings near to Villefagnan - €202,000



### Информация об агенте

Название:	Christophe GUAY
Название компании:	Agence TIC Ruffec
Страна:	Франция
Experience since:	1985
Тип услуг:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Телефон:	+33 (545) 710-046
Languages:	French
Веб-сайт:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Детали объявления

Недвижимость:	На продажу
Цена:	USD 237,337.44

### Местоположение

Страна:	Франция
Область:	Nouvelle-Aquitaine
Город:	Вильфаньян
Почтовый индекс:	16240
Добавлено:	13.04.2025

#### Описание:

Beautiful Country House and grounds with several outbuildings near Villefagnan. You're guaranteed to fall in love when driving through the elegant gates into this lovely old farmstead. With a huge courtyard to the front of the property, the main house sits proud at the top with three large bedrooms, two of which are on the ground floor, a good sized dining room, a fitted modern kitchen, an apartment to finish renovating plus several outbuildings, perfect for transforming into further accommodation or for storage. Behind the house is a lovely lawned garden and there's even a cave underneath the house too for the wine - not to be missed.

#### Ground Floor

Entrance Hall : 23,59m<sup>2</sup>, lino  
Living Room : 29,17m<sup>2</sup>, floating parquet  
Dining Room : 29,35m<sup>2</sup>, tiled floors, fireplace  
Kitchen : 17,31m<sup>2</sup>, tiled floors  
Back kitchen/stable : 44,98m<sup>2</sup>, concrete and earth floor  
Bedroom 1 : 28,34m<sup>2</sup>, floating parquet, fireplace  
Bedroom 2 : 27,71m<sup>2</sup>, floating parquet, fireplace  
Apartment : Room 1 : 19m<sup>2</sup>, lino, room 2 : 8,4m<sup>2</sup>, lino  
WC : 1,7m<sup>2</sup>, tiled floors



---

Shower Room : 4,84m2, tiled floors  
First Floor  
Landing : 5,43m2, carpet  
Bedroom 3 : 13,57m2, carpet  
Convertible Attic, insulated  
Outside  
Barn : 135m2 with upstairs  
Little House : 27,94m2, earth floor, fireplace  
Pig House : 18,41m2  
Duck House : 32m2  
Little House 2 : 24,57m2, concrete floor and fireplace  
Garage : 19,08m2  
Grainstore  
Workshop : 33m2  
Laundry Room : 22m2  
Garden Storage Shed : 37,59m2  
Hangar : 33,27m2  
Cellar with boiler  
Enclosed gardens

## Общие

Спальни:	3
Ванные комнаты:	1
Готовые кв.м.:	210 кв м
Площадь участка:	4471 кв м
Floor Number:	1

## Room details

Total rooms:	7
--------------	---

## Building details

Количество этажей:	1
Orientation:	SE

## Lease terms

Date Available:

## Дополнительная информация

Virtual tour URL:	<a href="https://youtu.be/pgE26MqLMHM">https://youtu.be/pgE26MqLMHM</a>
-------------------	---

## Contact information

IMLIX ID:	IX7.344.875
-----------	-------------



# IMLIX

**IMLIX Рынок недвижимости**  
<https://www.imlix.com/ru/>

---

