



Beautiful Character Country House with Outbuildings 7 Minutes from Villefagnan - €170200



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
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Детали объявления

Недвижимость:	На продажу
Цена:	USD 196,765.56

Местоположение

Страна:	Франция
Область:	Nouvelle-Aquitaine
Город:	Вильфаньян
Почтовый индекс:	16240
Добавлено:	02.03.2026

Описание:

Nestled in a quiet hamlet between Villefagnan and Chef-Boutonne, this beautiful character home offers tranquillity while remaining ideally located.

The property features a spacious and bright kitchen/dining room, along with an equally generous living room fitted with a wood-burning insert ☐ perfect for cosy evenings with family and friends. Comfort is assured year-round thanks to double glazing, electrical installation updated in 2018, compliant drainage system and oil-fired central heating with a recent boiler.

Outside, an attractive stone staircase leads to a charming summer bedroom ☐ an ideal retreat for hosting family and guests ☐ with the possibility to install a wood-burning stove (thermal plate already in place). Relax in the lovely, covered veranda with your morning coffee, or enjoy a peaceful afternoon nap in the shade on sunny days.

A useful range of outbuildings provides excellent additional space with plenty of potential for conversion or simply for storage. The generous grounds, including a wooded section, ensure a peaceful setting with ample room for gardening or even keeping a few chickens.

A property full of charm and character, combining modern comforts with the beauty of the countryside.

GROUND FLOOR:

- Kitchen / Dining Room (31m²): tiled floor, parquet flooring, plus Pantry (2m²): parquet flooring
- Living Room (29m²): laminate flooring, fireplace insert



- WC (2.5m2): tiled floor
- Wash Room (2.5m2): washbasin, tiled floor, access to covered veranda

FIRST FLOOR:

- Landing (8m2): wooden floor
- Bedroom 1 (29m2): wooden floor, exposed stone, with dressing area (possibility of creating an en-suite shower room)
- Bedroom 2 (11m2): wooden flooring, cupboard
- Bedroom 3 (13m2): wooden flooring, cupboard / wardrobe
- Shower room (4.5m2): laminate flooring, shower, washbasin
- WC (1m2): laminate flooring

OUTSIDE:

- Veranda (3000L oil tank)
 - Boiler room : boiler new in 2018
 - Wine cellar (19m2): flagstone floor
 - Summer guest room (19m2): above the wine cellar, wooden floor, cupboard (thermal plasterboard already in place for installing a wood burner)
 - Storage room (20m2): electricity
 - Well and cistern
 - Cowshed (55m2): roof in fair condition
 - Pigsty (50m2): Corrugated roof
 - Hangar (120m2) roof needing attention
 - Barn (42m2) with upper floor: roof in need of repair
- All on a plot of 4786m2

Общие

Спальни:	3
Ванные комнаты:	1
Готовые кв.м.:	150 кв м
Площадь участка:	4786 кв м
Floor Number:	1

Room details

Total rooms:	5
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Building details

Количество этажей:	1
Orientation:	SW

Lease terms

Date Available:

Дополнительная информация

Virtual tour URL: <https://youtu.be/DYnzkj2y8HA>

Contact information



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