



Charming Village Property with Outbuildings and Large Garden - €91395



Информация об агенте

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|--------------------|---|
| 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: | https://tic-ruffec.com |

Детали объявления

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|---------------|----------------|
| Недвижимость: | На продажу |
| Цена: | USD 107,250.94 |

Местоположение

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| Страна: | Франция |
| Область: | Nouvelle-Aquitaine |
| Город: | Вильфаньян |
| Почтовый индекс: | 16240 |
| Добавлено: | 20.03.2026 |

Описание:

Situated in the heart of the village of Montjean, this spacious property offers four generously sized bedrooms, a range of outbuildings, and a large rear garden with dual access from both the front courtyard and the end of the garden.

The house is immediately habitable and benefits from oil-fired central heating. However, it would benefit from modernization throughout, including installation of double glazing, an updated sanitation system, and a new kitchen and bathroom making it an ideal project to tailor to your taste.

The substantial barns and outbuildings provide exceptional potential, whether for conversion into a gite, workshop, storage space, or even accommodation for a camping car.

Montjean is an active and welcoming village with a restaurant/bar, primary school, and post office, while the nearby towns of Villefagnan, Ruffec, and Sauze-Vaussais are all within easy driving distance.

GROUND FLOOR:

Kitchen 20 m², tiled floor, insert wood burner, and a pantry

Living room 29 m², wooden floor, fireplace

Entrance hall 7 m², tiled floor

WC 1.5 m², tiled floor

Boiler room

Shower room 4 m², tiled floor, shower, bidet, washbasin



Bedroom 20 m2, lino flooring

Hallway 4 m2, tiled floor

FIRST FLOOR:

Bedroom 19 m2, wooden floor

Bedroom 16 m2, carpet over wooden floor

Bedroom 17.5 m2, carpet over wooden floor

Landing 8 m2, wooden floor, wardrobe, washbasin

WC 1.5 m2, lino over wooden floor

EXTERIOR:

Front courtyard, large rear garden with independent vehicle access

Utility/laundry room, wine storehouse

Stable 70 m2 with attic

Open barn/hangar 50 m2

Stable 65 m2 with attic (roof redone 6 years ago)

Former Pigsty 20 m2

Garage for one car with attic

Small barn 30 m2 with attic

All on a plot of 2058m2

Общие

| | |
|------------------|-----------|
| Спальни: | 4 |
| Ванные комнаты: | 1 |
| Готовые кв.м.: | 148 кв м |
| Площадь участка: | 2058 кв м |
| Floor Number: | 1 |

Room details

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|--------------|---|
| Total rooms: | 5 |
|--------------|---|

Building details

| | |
|--------------------|---|
| Количество этажей: | 1 |
| Orientation: | W |

Lease terms

Date Available:

Дополнительная информация

Virtual tour URL: <https://youtu.be/8I5sjT2QTy0>

Contact information

IMLIX ID: IX8.286.392



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