



Where Character Meets Comfort ☑ Discover Village Living at Its Best. - €122450



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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Languages:	French
Веб-сайт:	https://tic-ruffec.com

Детали объявления

Недвижимость:	На продажу
Цена:	USD 139,611.06

Местоположение

Страна:	Франция
Область:	Nouvelle-Aquitaine
Город:	Вильфаньян
Почтовый индекс:	16240
Добавлено:	15.06.2026

Описание:

Step inside this charming two-bedroom home, filled with character and comfort. The PVC double-glazed windows keep it cosy and bright, while the wood-burning stove adds a welcoming touch. Central heating radiators are already in place and just waiting to be reconnected to a new boiler, making it easy to tailor the home to your needs. Set in the heart of Paizay-Naudouin, this well-appointed property enjoys a desirable location within a thriving community, complete with a local bar and easy access to amenities in Villefagnan and Chef-Boutonne.

Perfect as a low-maintenance "lock up and leave" holiday home ☑ as it has been for the past five years ☑ the property also offers excellent potential as a permanent residence or income-generating project. With two spacious barns, there is ample scope for conversion, including the creation of a gite. The property can also be purchased fully furnished, making for a smooth and ready-to-enjoy move. This property combines village charm with modern convenience and exciting opportunities for development.

On the ground floor:

Living room (34m²): exposed beams, laminate flooring, fitted kitchen area, recent wood stove,

WC (1m²): tiled floor,

Hall (4m²): tiled floor, wooden floor, cupboard space,

Closed room to renovate.

On the first floor:



Landing (8m2): wooden floor, cupboard space,
Bedroom 1 (12m2) with dressing room (3m2): wooden floor,
Bedroom 2 (12m2): wooden floor,
Bathroom (8m2): tiled floor, rolltop bathtub, hot water tank, washing machine connection, toilet,
cupboard space.
Convertible attic above the entire house: wooden floor.
Outside:
Courtyard and garden/orchard all on a total of 1579m2. Covered Terrace. Well. Garage: 1 car,
Barn: 45m2 on the ground floor with flagstone floor, double glazing, 45m2 on the first floor with
skylight, roof in good condition.
Stone barn with courtyard access and independent access to the road (85m2) ample space to park several
vehicles.
Stone barn (38m2)
All on a surface area of 1579m2

Общие

Спальни:	2
Ванные комнаты:	1
Готовые кв.м.:	90 кв м
Площадь участка:	1579 кв м
Floor Number:	1

Room details

Total rooms:	3
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Building details

Количество этажей:	1
Orientation:	W

Lease terms

Date Available:

Дополнительная информация

Virtual tour URL: <https://youtu.be/y3GZwXm8Ym8>

Contact information

IMLIX ID: IX8.589.589



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