



Country Home with Indoor Pool Between Villefagnan and Ruffec - €145150



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 167,480.63

Местоположение

Страна:	Франция
Область:	Nouvelle-Aquitaine
Город:	Вильфаньян
Почтовый индекс:	16240
Добавлено:	08.08.2026

Описание:

Charming Country Home with Indoor Pool Between Villefagnan and Ruffec

Nestled in a tranquil hamlet halfway between Villefagnan and Ruffec, this property offers fantastic potential to become a warm and welcoming family home.

Step into the spacious lounge, where partially exposed stone walls and a wood-burning insert create a cozy, rustic charm ☑ perfect for lively family moments or quiet evenings. For peaceful solitude, the veranda invites you to relax with a book and enjoy the calm surroundings.

The 8x4 metre indoor, in-ground pool only needs a new liner to be fully operational ☑ allowing you to enjoy a swim in any season, whatever the weather.

Wine lovers will appreciate the generous underground cellar, ideal for building your own collection.

Outside, the large enclosed garden offers space to grow vegetables, play, or simply unwind. Dine alfresco under the covered terrace, whether it's a scorching summer day or a rainy afternoon.

A detached hangar provides ample storage for garden tools and equipment, and could easily be transformed into a workshop or hobby space.

This peaceful property is full of charm and possibilities ☑ all it's missing is you. Possibility to buy the property furnished.

Ground floor:

-Living room (31m2): tiled floor, fireplace insert, stone walls



- Hallway (14m2): tiled floor; and Entrance hall (2m2): tiled floor and access to the cellar
- Toilet (1m2): tiled floor
- Veranda (8m2): tiled flooring
- Kitchen (16m2): tiled flooring, fitted
- Bedroom (10m2): parquet flooring

With private bathroom (4m2): tiled flooring, bathtub, sink, towel dryer

- Dining room (18m2): tiled floor, stone
- Laundry room/shower room (6m2): tiled floor, toilet, sink, shower
- Pantry: tiled floor, pool room
- Large room (80m2): tiled floor, stone, and 8x4m indoor pool (liner replacement required)

Upstairs:

- Landing (10m2): carpeted
- Bedroom (21m2): carpeted (two sections separated by a single partition)
- Bedroom (10m2): carpeted, closet
- Bedroom (30m2): carpeted, to be finished

With private bathroom (4m2): wooden floor, toilet, sink, shower

Outside:

- Courtyard
- Enclosed garden
- Covered terrace
- Hangar

All on a 3237m2 plot

Общие

Спальни:	4
Ванные комнаты:	3
Готовые кв.м.:	183 кв м
Площадь участка:	3237 кв м
Floor Number:	1

Room details

Total rooms:	7
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Building details

Количество этажей:	1
Orientation:	S

Lease terms

Date Available:

Дополнительная информация

Virtual tour URL: <https://youtu.be/os7no5fp0JI>

Contact information

IMLIX ID: IX8.817.961



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