



Stunning House with Indoor Pool and Studio - €326315



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 379,158.38

Местоположение

Страна:	Франция
Область:	Nouvelle-Aquitaine
Город:	Вильфаньян
Почтовый индекс:	16240
Добавлено:	24.08.2026

Описание:

This magnificent 5-bedroom property is located only 6km from the beautiful village of Villefagnan. It is perfect for a large family and can provide an income from the separate studio, or equally be an investment opportunity as a gite and chambre d'hote business. A number of flexible possibilities awaits the future owner.

A rare feature is the indoor swimming pool, which can be enjoyed all year round. There is an enclosed walled garden at the front of the property, with space for four cars, and behind, there is a courtyard and garden, with space for an additional four cars.

Opposite is a lovely area still maintaining the original bread oven.

Book your viewing today!

GROUND FLOOR:

Kitchen (15 m2): fully equipped, tiled flooring, fireplace
Summer kitchen (6 m2): concrete, exposed stone
Dining room (27.5 m2): hardwood floors, exposed beams, fireplace
Entryway (3.5 m2): hardwood floors
Bathroom (4 m2): tiled flooring, toilet, sink, bathtub
Living room (30 m2): hardwood floors
Bedroom 1 (13.5 m2): tiled flooring, exposed stone
Indoor pool (2.5 x 6 m) in a 33 m2 room: tiled flooring, dehumidifier, new liner in 2026
Utility room (12 m2): shower, toilet

UPSTAIRS:

Landing 1 (8 m2): carpet, closet
Bedroom 2 (13.5 m2): carpet, exposed beam, with en suite bathroom (3.5



m2): linoleum, toilet, sink, bathtub with shower
Bedroom 3 (11 m2): hardwood floors, with en suite bathroom (2 m2): hardwood floors, sink, bathtub with shower, and private toilet (1 m2): hardwood floors
Bedroom 4 (16 m2): hardwood floors, exposed beams, accessed from Bedroom 3 or with the possibility of creating a separate entrance
Bedroom 5 (12 m2): hardwood floors, accessible via the staircase from the kitchen or Landing 1
Landing 2 (2 m2): hardwood floors
Walk-in closet (7 m2)

UPSTAIRS STUDIO:

Living Area (25 m2): kitchenette, living room, Velux skylight, walk-in closet / built-in closet
Bathroom (2 m2): toilet, shower, sink
Mezzanine / Bedroom 6 (10 m2)
Balcony

OUTSIDE:

Lovely garden enclosed by a low wall and parking for 4 cars in front
Courtyard / garden in the back with parking for 4 cars
Small outbuildings
Plot across the street with a bread oven (200 m2)

Общие

Спальни:	5
Ванные комнаты:	5
Готовые кв.м.:	213 кв м
Площадь участка:	1528 кв м
Floor Number:	1

Room details

Total rooms:	8
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Building details

Количество этажей:	1
Orientation:	S

Lease terms

Date Available:

Дополнительная информация

Virtual tour URL: <https://youtu.be/8JfGb1p5SIA>

Contact information

IMLIX ID: IX8.885.554

