



Authentic Stone Charm Meets Modern Comfort in this Spacious 4-Bedroom Home - €187424



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:	EUR 187,424

Местоположение

Страна:	Франция
Область:	Nouvelle-Aquitaine
Город:	Вильфаньян
Почтовый индекс:	16240
Добавлено:	21.09.2026

Описание:

A very attractive house built from local stone, well-situated between the towns of Ruffec, Villefagnan, and Sauze-Entre-Bois. It offers four bedrooms including one on the ground floor, which is very convenient for those with reduced mobility or could serve as an office. The property is very well-maintained and features modern comforts such as central heating, double glazing, and a compliant drainage system, all while retaining its period charm.

GROUND FLOOR

Fitted kitchen (34m²): Tiled floor, exposed beams, installed in 2023, sealed-off stone fireplace
Living room (32m²): Tiled floor, exposed beams
Bedroom/Office (12m²): Tiled floor, built-in cupboard
Utility room (2m²): Tiled floor
WC (1m²): Lino
Hallway (9m²): Tiled floor, access to cellar (which also has external access), water softener
Bathroom (5m²): Vinyl flooring, bidet, washbasin, small bathtub (functional but in need of refurbishment)

UPSTAIRS

Landing (11m²): Vinyl flooring, Velux window with electric / solar blind, exposed beam
Bedroom (22m²): Laminate flooring, exposed beams; includes a walk-in wardrobe (9m²) with laminate flooring and exposed beams. Potential to create a master suite.
Bedroom (16m²): Laminate flooring, two built-in cupboards, exposed beams
Bedroom (14m²): Laminate flooring, exposed beams
Bathroom (7m²): Vinyl flooring, bathtub with shower, washbasin, heated towel rail
WC (2m²): Vinyl flooring



EXTERIOR

Attached barn housing the oil tank and boiler (burner replaced in 2023) Open barn/Covered terrace (110m²): Concrete floor, 3,000-litre rain water tank, parking space for 4 cars. Large enclosed courtyard with remote-controlled gate Garden/vegetable patch opposite (670 m²) with a communal well nearby All on a total of 1215m²

Общие

Спальни:	4
Ванные комнаты:	2
Готовые кв.м.:	179 кв м
Площадь участка:	1215 кв м
Floor Number:	1

Room details

Total rooms:	6
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Building details

Количество этажей:	1
Orientation:	S

Lease terms

Date Available:

Дополнительная информация

Virtual tour URL: <https://youtu.be/aKnr-rvF38M>

Contact information

IMLIX ID: IX9.000.505

