

# Beautiful Farmhouse and Outbuildings near to Villefagnan

## - €202,000



### Emlakçı Bilgisi

İsim:	Christophe GUAY
Şirket Adı:	Agence TIC Ruffec
Ülke:	France
Experience since:	1985
Hizmet tipi:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefon:	+33 (545) 710-046
Languages:	French
Web sitesi:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 237,337.44

### Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Nouvelle-Aquitaine
Şehir/İlçe:	Villefagnan
Posta kodu:	16240
Yayınlandı:	13.04.2025

#### Açıklama:

Beautiful Country House and grounds with several outbuildings near Villefagnan. You're guaranteed to fall in love when driving through the elegant gates into this lovely old farmstead. With a huge courtyard to the front of the property, the main house sits proud at the top with three large bedrooms, two of which are on the ground floor, a good sized dining room, a fitted modern kitchen, an apartment to finish renovating plus several outbuildings, perfect for transforming into further accommodation or for storage. Behind the house is a lovely lawned garden and there's even a cave underneath the house too for the wine - not to be missed.

#### Ground Floor

Entrance Hall : 23,59m<sup>2</sup>, lino  
Living Room : 29,17m<sup>2</sup>, floating parquet  
Dining Room : 29,35m<sup>2</sup>, tiled floors, fireplace  
Kitchen : 17,31m<sup>2</sup>, tiled floors  
Back kitchen/stable : 44,98m<sup>2</sup>, concrete and earth floor  
Bedroom 1 : 28,34m<sup>2</sup>, floating parquet, fireplace  
Bedroom 2 : 27,71m<sup>2</sup>, floating parquet, fireplace  
Apartment : Room 1 : 19m<sup>2</sup>, lino, room 2 : 8,4m<sup>2</sup>, lino  
WC : 1,7m<sup>2</sup>, tiled floors

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Shower Room : 4,84m2, tiled floors  
First Floor  
Landing : 5,43m2, carpet  
Bedroom 3 : 13,57m2, carpet  
Convertible Attic, insulated  
Outside  
Barn : 135m2 with upstairs  
Little House : 27,94m2, earth floor, fireplace  
Pig House : 18,41m2  
Duck House : 32m2  
Little House 2 : 24,57m2, concrete floor and fireplace  
Garage : 19,08m2  
Grainstore  
Workshop : 33m2  
Laundry Room : 22m2  
Garden Storage Shed : 37,59m2  
Hangar : 33,27m2  
Cellar with boiler  
Enclosed gardens

### **Genel Bilgiler**

Yatak odası:	3
Banyo:	1
Bitmiş metrekare:	210 m2
Arazi Büyüklüğü:	4471 m2
Floor Number:	1

### **Room details**

Total rooms:	7
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### **Building details**

Kat Sayısı:	1
Orientation:	SE

### **Lease terms**

Date Available:

### **Ek Bilgiler**

Virtual tour URL: <https://youtu.be/pgE26MqLMHM>

### **Contact information**

IMLIX ID: IX7.344.875



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