

Old Coach House With Spacious Accommodation And A Garden In The Heart Of A Village - €210,500



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:	https://tic-ruffec.com

İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 247,324.41

Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Nouvelle-Aquitaine
Şehir/İlçe:	Villefagnan
Posta kodu:	16240
Yayınlandı:	10.12.2025

Açıklama:

Attractive former coach house proudly sitting on the village square. The property has four bedrooms (2 of which are en-suite), two outbuildings and a beautiful enclosed, south-facing garden with a vegetable plot. The house is in good general condition and is connected to mains drains. Large, fitted kitchen with direct access to the courtyard, double glazed in part and has a recent heat-exchange pump central heating system. The property is hard-wired for the internet throughout with fibre-optic. The market towns of Villefagnan andamp; Chef Bottonne are a short drive away and the village itself offers a great community feel with social possibilities including an active Franco/British society. On the village square is a bar/cafe which is a great focal point for the community. Possibility to purchase the property furnished. The property could easily lend itself to AirBnB with its layout already offering 2 staircases for owner privacy. Indeed, with the addition of a simple kitchen there would be the opportunity to create a self-contained gite.

Ground floor

- Fitted kitchen (31m2): tiled floor
- Shower room (4m2): tiled floor, washbasin, WC, shower
- Dining room (29m2): tiled floor, wood burner, exposed stones
- Living room (67m2): parquet flooring, exposed stone
- Laundry room (14m2): parquet floor, double washbasin, exposed stones

- WC (2m2): parquet floor
- Living room (35m2): parquet floor, wood burner

1st floor

- Landing (14m2): wooden floor
- Bedroom 1 (36m2): wooden floor with private
- Shower room (7m2): wooden floor, WC, washbasin, shower
- Bedroom 2 (14m2): wooden floor
- Bedroom 3 (13m2): wood floor, cupboard
- Shower room (3m2): floor, WC, shower, washbasin

Bedroom 3 (18m2) with dressing room (3m2) and en-suite bathroom (5m2): floorboards, bath, WC, washbasin

2nd floor

Attic of 55m2 with four windows and two velux windows, recently insulated.

Exterior

- Stone barn / workshop of 40m2: concrete floor, electricity
- Hangar of 40m2. with metallic roof
- Enclosed garden with vehicular access to the rear
- Vegetable garden

Yıl: 1797

Genel Bilgiler

Yatak odası:	4
Banyo:	4
Bitmiş metrekare:	294 m2
Arazi Büyüklüğü:	1053 m2
Floor Number:	1

Room details

Total rooms:	8
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Building details

Kat Sayısı:	1
Orientation:	N

Lease terms

Date Available:

Ek Bilgiler

Virtual tour URL: <https://youtu.be/kbVEvCftyR8>

Contact information

IMLIX ID: IX8.015.865



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