



## Charming Detached 3 Bedroomed Village Property - €91400



### 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 106,062.32

### Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Nouvelle-Aquitaine
Şehir/İlçe:	Villefagnan
Posta kodu:	16240
Yayınlandı:	11.05.2026

### Açıklama:

Exclusive to TIC !

Charming village property in Villefagnan, situated within walking distance of local amenities and a school, and within easy access of main commerce, road links and the train station in Ruffec.

This lovely light property has 3 double bedrooms and well-maintained gardens to the front and rear, off-road parking and a garage. It is ideal as a holiday home, or a low maintenance family home. It benefits from mains drains, a new roof in 2024, and can be sold with furniture and white goods.

Not to be missed!

In detail it comprises :-

Ground floor :

Entrance hall (10m<sup>2</sup>) Tiled floor. Built-in cupboards. Access to the garage

Fitted kitchen (8m<sup>2</sup>) with a range of base and wall units, and extractor hood. Tiled floor. Door to the rear garden

Lounge/dining-room (16m<sup>2</sup>) Wooden floor

WC/Utility room (2m<sup>2</sup>) with plumbing for a washing machine

First floor :

Landing (2m<sup>2</sup>) Wooden floor

Bedroom 1 (10m<sup>2</sup>) Wooden floor



Bedroom 2 (11.5m2) Wooden floor  
Bedroom 3 (7.5m2) Wooden floor  
Bathroom (3.5m2) Bath (with a shower above) and handbasin  
Outside :  
Off road parking to the front.  
Garage (14m2) Double door to the front, and single door at the rear. Hot water tank  
Mature gardens to the front and rear (the rear being fully enclosed and dog-proof)  
Dog kennel/covered terrace

## Genel Bilgiler

Yatak odası: 3  
Banyo: 1  
Bitmiş metrekare: 70 m2  
Arazi Büyüklüğü: 526 m2  
Floor Number: 1

## Room details

Total rooms: 5

## Building details

Kat Sayısı: 1  
Orientation: W

## Lease terms

Date Available:

## Ek Bilgiler

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

## Contact information

IMLIX ID: IX8.446.838

