



## 5-Bedroom Village House with Land and Spacious Hanger - €170200

### Emlakçı Bilgisi

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Şirket Adı:	Agence TIC Ruffec
Ülke:	France
Experience since:	1985
Hizmet tipi:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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### İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 194,053.1

### Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Nouvelle-Aquitaine
Şehir/İlçe:	Villefagnan
Posta kodu:	16240
Yayımlandı:	19.06.2026

### Açıklama:

Situated on the edge of a village only a 5-minute drive from Villefagnan, this 5-bedroom property on three levels is unique with its large 7639m2 plot and impressive 280m2 hangar. This hangar is ideal for creating a workshop, storage and even housing animals.

The lower-level benefits from a garage with electric opening. The ground floor has an attached partially enclosed covered terrace to enjoy at any time of day from breakfast through to a relaxing evening with family or friends.

The garden is approximately 90% enclosed, offering added security for you, your family, and your animals. There is equally the opportunity to purchase an additional hectare if required.

Book your viewing today!

### Ground floor:

Hall (9m2): tiled floor  
Living room (29m2): tiled floor, fireplace insert, 2 French windows leading onto the balcony  
Kitchen (13.5m2): tiled floor, fitted kitchen, French window leading onto the balcony  
Bedroom (12m2): laminate flooring, fitted wardrobe  
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Shower room (8m2): tiled floor, shower plus a second walk-in shower, washbasin, heated towel rail  
Toilet (1m2): tiled floor, washbasin  
Storage room (3m2): tiled floor

### First floor:

Hallway (3m2): laminate flooring  
Bedroom (12m2): laminate flooring, built-in wardrobe  
Bedroom (14m2):



laminat flooring, built-in wardrobeAttic: concrete floor, 3 windows plus 2 smaller ones

Basement:

Bedroom (10m2): tiled floor, built-in cupboardLaundry room (22m2): concrete floor, 2 washbasinsWine cellar (8m2)Garage (32m2): electric heater, space for 1 car, concrete floor

Outside:

Covered terraceEnclosed garden (90%)Workshop (60m2)Hangar (280m2): concrete, water/electricity

Yıl: 1977

## Genel Bilgiler

Yatak odası: 5  
Banyo: 1  
Bitmiş metrekare: 122 m2  
Arazi Büyüklüğü: 7639 m2  
Floor Number: 1

## Room details

Total rooms: 6

## Building details

Kat Sayısı: 1  
Orientation: SW

## Lease terms

Date Available:

## Ek Bilgiler

Virtual tour URL: <https://youtu.be/9JrZSHVss4E>

## Contact information

IMLIX ID: IX8.625.189

