



## Beautiful Character Country House with Outbuildings 7 Minutes from Villefagnan - €159575

### 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 181,939.03

### Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Nouvelle-Aquitaine
Şehir/İlçe:	Villefagnan
Posta kodu:	16240
Yayımlandı:	18.06.2026

### Açıklama:

Nestled in a quiet hamlet between Villefagnan and Chef-Boutonne, this beautiful character home offers tranquillity while remaining ideally located.

The property features a spacious and bright kitchen/dining room, along with an equally generous living room fitted with a wood-burning insert ☑ perfect for cosy evenings with family and friends. Comfort is assured year-round thanks to double glazing, electrical installation updated in 2018, compliant drainage system and oil-fired central heating with a recent boiler.

Outside, an attractive stone staircase leads to a charming summer bedroom ☑ an ideal retreat for hosting family and guests ☑ with the possibility to install a wood-burning stove (thermal plate already in place). Relax in the lovely, covered veranda with your morning coffee, or enjoy a peaceful afternoon nap in the shade on sunny days.

A useful range of outbuildings provides excellent additional space with plenty of potential for conversion or simply for storage. The generous grounds, including a wooded section, ensure a peaceful setting with ample room for gardening or even keeping a few chickens.

A property full of charm and character, combining modern comforts with the beauty of the countryside.

### GROUND FLOOR:

-Kitchen / Dining Room (31m2): tiled floor, parquet flooring, plus Pantry (2m2): parquet flooring

-Living Room (29m2): laminate flooring, fireplace insert



- WC (2.5m2): tiled floor
- Wash Room (2.5m2): washbasin, tiled floor, access to covered veranda

## FIRST FLOOR:

- Landing (8m2): wooden floor
- Bedroom 1 (29m2): wooden floor, exposed stone, with dressing area (possibility of creating an en-suite shower room)
- Bedroom 2 (11m2): wooden flooring, cupboard
- Bedroom 3 (13m2): wooden flooring, cupboard / wardrobe
- Shower room (4.5m2): laminate flooring, shower, washbasin
- WC (1m2): laminate flooring

## OUTSIDE:

- Veranda (3000L oil tank)
  - Boiler room : boiler new in 2018
  - Wine cellar (19m2): flagstone floor
  - Summer guest room (19m2): above the wine cellar, wooden floor, cupboard (thermal plasterboard already in place for installing a wood burner)
  - Storage room (20m2): electricity
  - Well and cistern
  - Cowshed (55m2): roof in fair condition
  - Pigsty (50m2): Corrugated roof
  - Hangar (120m2) roof needing attention
  - Barn (42m2) with upper floor: roof in need of repair
- All on a plot of 4786m2

## Genel Bilgiler

Yatak odası:	3
Banyo:	1
Bitmiş metrekare:	150 m2
Arazi Büyüklüğü:	4786 m2
Floor Number:	1

## Room details

Total rooms:	5
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## Building details

Kat Sayısı:	1
Orientation:	SW

## Lease terms

Date Available:

## Ek Bilgiler

Virtual tour URL: <https://youtu.be/DYnzkj2y8HA>

## Contact information



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