



# IMLIX

سوق العقارات IMLIX  
<https://www.imlix.com/ar/>

## €249950 - Delightful 4 Bedroom Stone Property With An Attached Barn. Country Views And Mature Enclosed Gardens

### معلومات الوكيل

Christophe GUAY	اسم:
Agence TIC Ruffec	اسم الشركة:
France	بلد:
1985	Experience since:
Selling a Property	نوع الخدمة:
Specialties:	
Apartments, Houses	Property Type:
+33 (545) 710-046	هاتف:
French	Languages:
<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>	موقع الكتروني:



### تفاصيل الاعلان

عقار لل: تخفيض السعر  
السعر: EUR 249,950

موقع: بلد:  
الدولة / المنطقة / المحافظة: France  
مدينة: Nouvelle-Aquitaine  
نشر: Villefagnan  
وصف: 12/09/2024

Beautiful property with no overlooked neighbours in a small market town close to Villefagnan. The house has been superbly modernised while retaining its character; it is heated by gas central heating, in addition to an efficient wood-burning stove in the living room. The drainage is up to standard (which is rare on the market), there is the possibility of extending the house thanks to the adjoining barn (after obtaining the necessary permits) and the surrounding countryside is calm and unspoilt. A property where all you have to do is put your suitcases down and enjoy!

Ground Floor

-Veranda (6m2): tiled floor

-Living room (50.2m2): tiled floor, 14 kWh wood stove (installed in 2014), exposed stone. (Originally 2 rooms and the owners have left a door in place to access the hall, WC and bathroom should in the future ground floor living is required for anybody with limited mobility).



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-Fully Fitted and Equipped kitchen (31m<sup>2</sup>): tiled floor, central island (moveable), installed 8 years ago by 'Ambassadeur Cuisines' (high quality), exposed beams

- Pantry / Laundry room (6.43m<sup>2</sup>): laminate flooring, stairs to mezzanine / office area (8.3m<sup>2</sup>): carpeted, skylight

-Boiler room (2.05m<sup>2</sup>): tiled floor, gas boiler for water and heating, separate hot water tank

-Hall (3.3m<sup>2</sup>): tiled floor, cupboard, stairs to first floor

-WC (2.1m<sup>2</sup>): tiled floor, sink

-Bathroom (3.8m<sup>2</sup>): tiled floor, hand basin, bathtub with shower, WC (macerator)

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Upstairs

-Landing (6.14m<sup>2</sup>): parquet flooring

-Bedroom 1 (16.42m<sup>2</sup>): carpet, exposed beams

-Bedroom 2 (12.28m<sup>2</sup>): carpet, exposed beams

-Bedroom 3 (12.41m<sup>2</sup>): carpet, cupboard

-Dressing room / Bedroom 4 (8.9m<sup>2</sup>): wood floor

-Bathroom (4.33m<sup>2</sup>): laminate flooring, shower, hand basin, WC

-Attic for storage (20m<sup>2</sup>): parquet flooring

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Outside

-Adjoining barn with summer kitchen and height for a camper van

-Electric gates

-Terraces (South and North facing)

-Enclosed, mature gardens with uninterrupted countryside views

-Carport for one car



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-Above-ground swimming pool with pump

-Vegetable garden

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Information on the risks to which this property is exposed is available on the Georisques website:  
[www.georisques.gouv.fr](http://www.georisques.gouv.fr)

### مشترك

4 غرف نوم:  
2 الحمامات:  
174 م تشطيب قدم مربع:  
197.2 م حجم كبير:

### Room details

7 Total rooms:

### Utility details

نعم فعلا Heating:

### Building details

Pool  
2 Outdoor Amenities:  
عدد الطوابق:

### Lease terms

Date Available:

### معلومة اضافية

Virtual tour URL:

<http://www.youtube.com/embed/kDrh1CZz4ZA>

### Contact information

IX6.071.159 IMLIX ID:

