



## €186170 - Lovely 2 Bedroom House with Enclosed Grounds



### Agenten-Info

Name:	Christophe GUAY
Name der Firma:	Agence TIC Ruffec
Land:	Frankreich
Erfahrung seit:	1985
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
Telefon:	+33 (545) 710-046
Sprachen:	French
Webseite:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	EUR 186,170

### Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Villefagnan
Veröffentlicht:	28.06.2024

### Beschreibung:

Lovely 2 bedroom house, with the possibility of making a third, in a small quiet village near Villefagnan. The house has two pellet stoves on the ground floor, which is more than enough to heat the house in winter. The sanitation system is in order and the roof is in good condition. Ideal for a holiday home.

### Ground floor

- Fitted kitchen (32m<sup>2</sup>): tiled floor, programmable pellet stove, water softener, exposed stone.
- Living room (30m<sup>2</sup>): parquet flooring, programmable pellet stove, exposed stone.
- Bedroom 1 (23m<sup>2</sup>): parquet flooring, exposed stone, door to the garden.
- Utility room (11m<sup>2</sup>): tiled floor, exposed stone walls (can be used as an additional bedroom)
- Shower room (5m<sup>2</sup>): tiled floor, walk-in shower, washbasin, WC, heated towel rail, ventilation system.



- WC (2m2): lino

- Hall (2m2): tiled floor

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1st floor

- Bedroom 2 (32m2): parquet floor, attic

- Attic (36m2)

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Outside

- Enclosed 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)

Zustand: Gut

### Allgemein

Schlafzimmer:	2
Badezimmer:	1
Fertige m <sup>2</sup> :	137 m <sup>2</sup>
Grundstücksgröße:	742 m <sup>2</sup>

### Zimmerdetails

Zimmer insgesamt:	4
Innenausstattung:	Fitted kitchen

### Gebäudedetails

Anzahl Etagen:	2
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### Mietbedingungen

Verfügbar ab:

### Kontaktinformation

IMLIX ID:	IX5.868.887
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**IMLIX Immobilienmarkt**  
<https://www.imlix.com/de/>

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