



## Superb Property With Wooded Parkland Plot



### Agenten-Info

Name:	David Evans
Name der Firma:	Cle France Ltd
Land:	Vereinigtes Königreich
Erfahrung seit:	
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
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Sprachen:	English, French
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### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 144,221.91

#### Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Villefagnan
Postleitzahl:	16240
Veröffentlicht:	02.09.2024

#### Beschreibung:

Have you watched the video yet? - A superb character 2 bedroom house in the woods with a large house to renovate. Some work is required but the potential is enormous. The property is very private in a small village with beautiful, enchanting grounds of over 1 hectare. Accessed via a wooded drive with wooded grounds as well as an orchard and courtyard area.

#### - HABITABLE HOUSE:

##### - Ground floor:

Bedroom 1 (10m<sup>2</sup>): tiled floor, exposed stonework

WC (1m<sup>2</sup>): tiled floor

Shower room (4m<sup>2</sup>): tiled floor, shower, washbasin

Living room (31m<sup>2</sup>): tiled floor, fitted kitchen, wood-burning stove, exposed stonework and beams

##### - 1st floor:

Bedroom 2 (30m<sup>2</sup>): wooden floor, low beams, exposed stonework

#### - HOUSE TO RENOVATE:



- Ground floor:

90m<sup>2</sup> room with earth floor (original flagstones uplifted and available in the attached barn).

- 1st floor:

90m<sup>2</sup> room with wooden floor, 2 velux windows and 2 windows

- OUTSIDE:

Barn of 70m<sup>2</sup> with an opening that communicates with the house to be renovated

Hangar of 85m<sup>2</sup> adjoining the barn of 70m<sup>2</sup> with concrete floor, sheet metal roof and electric meter

Wooded grounds, orchard & courtyard

Barn of 52m<sup>2</sup> and a room of 27m<sup>2</sup> with fireplace.

The department of Charente is located in the centre-west of France and is part of the Poitou-Charentes region along with Deux Sevres, Charente Maritime and the Vienne department.

Its name as is often the case comes from the river Charente which snakes through the department. Two local dialects are spoken in the area, Saintongeais in the west and Occitan to the east.

Charente is a thriving department for several reasons, Cognac production is one of the most interesting and profitable industries, the export level of approx. 95% is a success, the consumption in France being only 5% (some say they keep the best 5% in France!).

The department has many typical towns, Angouleme in the south east for example hosts an international festival that attracts hundreds of visitors and is not to be missed.

The region is popular with hikers, bikers and nature lovers who like to discover the woodlands, lakes and streams that are part of this amazing landscape.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.



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## Allgemein

Schlafzimmer: 2  
Badezimmer: 1  
Grundstücksgröße: 16131 m<sup>2</sup>

## Zimmerdetails

Innenausstattung: Fitted kitchen

## Mietbedingungen

Verfügbar ab:

## Zusätzliche Informationen

URL der virtuellen Tour: <https://www.youtube.com/embed/QzDfPmPw12g>

## Kontaktinformation

IMLIX ID: IX6.052.452

