



€130000 - Very Pretty 3-bedroom House For Sale In A Peaceful Charente Hamlet



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:	https://tic-ruffec.com

Anzeigen-Details

Immobilie für:	Kaufen
Preis:	EUR 130,000

Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Villefagnan
Veröffentlicht:	24.12.2024

Beschreibung:

A spacious three bedroom, stone barn conversion with attached open barn and garden in a no-through lane and nestled in a hamlet between Villefagnan and Montjean. Professionally updated from 2016 onwards offering cosy accommodation whilst maintaining many original features. Further potential to develop attached barn. A very pretty courtyard garden to the front and mature gardens to the rear. The Hamlet is a lovely place to live with a community spirit of British and French neighbours. The house is attached, but to a garage and cave - no party walls.

Ground floor

- Fitted kitchen (14m²): tiled floor
- Bathroom (8m²): tiled floor, washbasin, bath with shower, WC
- Living room (24m²): wooden floor, wood-burning stove in the original fireplace, exposed beams
- Dining room (40m²): laminate floor, exposed stone walls and exposed beams (possibility to use this room as a large kitchen/diner with plumbing and high ampere socket available).



1st floor

- Landing (4m²): parquet flooring, velux window
 - Bedroom 1 (17m²) with dressing room (5m²): parquet flooring in both rooms
 - Bedroom 2 (10m²): wooden floor, velux window, exposed stone walls and beams
 - Bedroom 3 (18m²) wooden floor, velux window, exposed stone and beams with shower room (3m²) wooden floor, WC, washbasin, shower
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Outside

- Attached Hangar 50m² with workshop. The hangar would be perfect for parking a camping car or caravan.
 - Courtyard to front
 - Enclosed garden to rear
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Information on the risks to which this property is exposed is available on the Georisques website:
www.georisques.gouv.fr

Allgemein

Schlafzimmer:	3
Badezimmer:	2
Fertige m ² :	143 m ²
Grundstücksgröße:	730 m ²

Zimmerdetails

Zimmer insgesamt:	5
Innenausstattung:	Fitted kitchen

Gebäudedetails

Anzahl Etagen:	2
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Mietbedingungen

Verfügbar ab:

Kontaktinformation

IMLIX ID:	IX6.523.950
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IMLIX

IMLIX Immobilienmarkt
<https://www.imlix.com/de/>

