



## €60000 - Village House For Sale Near Villefagnan. Requiring Refreshing / Renovation.



### 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 60,000 |

#### Standort

|                       |                    |
|-----------------------|--------------------|
| Land:                 | Frankreich         |
| Staat/Region/Provinz: | Nouvelle-Aquitaine |
| Stadt:                | Villefagnan        |
| Veröffentlicht:       | 31.12.2024         |

#### Beschreibung:

Ideal for a holiday home or for people looking for a large house without having a large garden. This house to renovate offers a lot of possibilities thanks to the many rooms still unused; you will be able to give free rein to your imagination. Beautiful elements are to be preserved but most of the rooms require a good modernization. The location of the property is in a small quiet village which has a very good restaurant, close to Villefagnan where you will find all the essential shops. Rare fact: the sanitation is up to standard!!

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#### Ground floor

- Entrance (9m<sup>2</sup>): tiled floor, cupboard with water heater
- Fitted kitchen / Dining room (27m<sup>2</sup>): tiled floor and parquet floor, old kitchen (useable, but dated)
- Bedroom 1 (16m<sup>2</sup>): parquet floor



- Bathroom (7m<sup>2</sup>): tiled floor, bathtub, sink, bidet
- WC (1m<sup>2</sup>): tiled floor
- Living room (30m<sup>2</sup>): parquet floor, exposed stone
- Hall (4m<sup>2</sup>): concrete floor
- Room (12m<sup>2</sup>): concrete floor
- Room (22m<sup>2</sup>): wooden floor

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## 1st floor

- Bedroom 2 (12m<sup>2</sup>): carpeted floor
- Bedroom 3 (14m<sup>2</sup>): carpeted floor, accessed via bedroom 2
- Bedroom 4 (19m<sup>2</sup>): parquet floor, cupboards, accessed via bedroom 2
- Room (20m<sup>2</sup>): parquet floor, access by staircase from the hall or by bedroom 4
- Room (37m<sup>2</sup>): parquet floor, access by staircase from the hall or by bedroom 4

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## Exterior

- Courtyard in front
- Small courtyard at the back with storage room which contains the oil tank
- Boiler room adjoining the house
- Store Room

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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)

## **Allgemein**

Schlafzimmer: 4



Badezimmer: 1  
Fertige m<sup>2</sup>: 230 m<sup>2</sup>  
Grundstücksgröße: 417 m<sup>2</sup>

### **Zimmerdetails**

Zimmer insgesamt: 9  
Innenausstattung: Fitted kitchen

### **Gebäudedetails**

Anzahl Etagen: 2

### **Mietbedingungen**

Verfügbar ab:

### **Kontaktinformation**

IMLIX ID: IX6.541.069

