



€144450 - Comfortable, Pretty 3 Bedroom Village House With Enclosed Gardens



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:	USD 164,448.74

Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Villefagnan
Veröffentlicht:	22.04.2025

Beschreibung:

Character stone house with three bedrooms plus a study (or extra guest bedroom). Situated in a pretty village, close to the active town of Villefagnan with its shops, schools, sport clubs and doctor's etc. The town is easily accessible on a bike for your morning 'croissant run'. This comfortable property benefits from recent central heating with a heat exchange pump system which will heat in the winter and work as refreshing air-conditioning during the long hot summers. In both reception rooms are new wood burners have also been fitted. With one of the bedrooms and the bathroom on the ground floor the house would accommodate an elderly relative or someone of reduced mobility. Outside is a beautiful garden which is enclosed for dogs or other animals if you want to keep chickens or goats etc.

In detail the property comprises:

Kitchen / Diner (19.5m²): tiled floor, door to garden, pantry (4m²), concrete floor

Sitting Room (34.7m²): tiled floor, open to the ceiling, French window to garden, new wood burner (stairs to mezzanine)



Shower room (6.3m²): shower, washbasin, wc, washing machine point, tiled floor, exposed beams

Bedroom (9m²): window, tiled floor

Study / small guest bedroom (7.3m²): window, tiled floor

Dining room (22.7m²): tiled floor, French windows to garden, staircase to bedroom, new wood-burning stove

First floor:

Bedroom (12m²): accessed from dining room staircase, wooden floor, velux window, attic space

Mezzanine / Bedroom (11m²): accessed from sitting room staircase, wooden floor and access to the attic (possibility of making a shower room for the mezzanine)

Outside:

Enclosed garden with wooden chalet and woodshed

Information on the risks to which this property is exposed is available on the Georisques website:
www.georisques.gouv.fr

Gebaut: 1792

Allgemein

Schlafzimmer:	3
Badezimmer:	1
Fertige m ² :	122 m ²
Grundstücksgröße:	1.41 m ²

Zimmerdetails

Zimmer insgesamt:	5
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Versorgungsdetails

Heizung:	Ja
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Gebäudedetails

Anzahl Etagen:	2
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Mietbedingungen

Verfügbar ab:

Zusätzliche Informationen

URL der virtuellen Tour: <https://www.youtube.com/embed/fmH4qHZW2u0>

Kontaktinformation

IMLIX ID: IX6.828.608

