



## €249950 - Delightful 4 Bedroom Stone Property With An Attached Barn. Country Views And Mature Enclosed Gardens



### Στοιχεία μεσίτη

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### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	EUR 249,950

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Villefagnan
Δημοσιεύθηκε:	12/09/2024

### Περιγραφή:

Beautiful property with no overlooked neighbours in a small market town close to Villefagnan. The house has been superbly modernised while retaining its character; it is heated by gas central heating, in addition to an efficient wood-burning stove in the living room. The drainage is up to standard (which is rare on the market), there is the possibility of extending the house thanks to the adjoining barn (after obtaining the necessary permits) and the surrounding countryside is calm and unspoilt. A property where all you have to do is put your suitcases down and enjoy!

### Ground Floor

-Veranda (6m<sup>2</sup>): tiled floor

-Living room (50.2m<sup>2</sup>): tiled floor, 14 kWh wood stove (installed in 2014), exposed stone. (Originally 2 rooms and the owners have left a door in place to access the hall, WC and bathroom should in the future



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ground floor living is required for anybody with limited mobility).

-Fully Fitted and Equipped kitchen (31m<sup>2</sup>): tiled floor, central island (moveable), installed 8 years ago by 'Ambassadeur Cuisines' (high quality), exposed beams

- Pantry / Laundry room (6.43m<sup>2</sup>): laminate flooring, stairs to mezzanine / office area (8.3m<sup>2</sup>): carpeted, skylight

-Boiler room (2.05m<sup>2</sup>): tiled floor, gas boiler for water and heating, separate hot water tank

-Hall (3.3m<sup>2</sup>): tiled floor, cupboard, stairs to first floor

-WC (2.1m<sup>2</sup>): tiled floor, sink

-Bathroom (3.8m<sup>2</sup>): tiled floor, hand basin, bathtub with shower, WC (macerator)

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## Upstairs

-Landing (6.14m<sup>2</sup>): parquet flooring

-Bedroom 1 (16.42m<sup>2</sup>): carpet, exposed beams

-Bedroom 2 (12.28m<sup>2</sup>): carpet, exposed beams

-Bedroom 3 (12.41m<sup>2</sup>): carpet, cupboard

-Dressing room / Bedroom 4 (8.9m<sup>2</sup>): wood floor

-Bathroom (4.33m<sup>2</sup>): laminate flooring, shower, hand basin, WC

-Attic for storage (20m<sup>2</sup>): parquet flooring

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## Outside

-Adjoining barn with summer kitchen and height for a camper van

-Electric gates

-Terraces (South and North facing)

-Enclosed, mature gardens with uninterrupted countryside views



-Carport for one car

-Above-ground swimming pool with pump

-Vegetable 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)

## **Κοινά**

Κρεβατοκάμαρες:	4
Μπάνια:	2
Τελειωμένα τετραγωνικά πόδια:	174 τ.μ
Μέγεθος αυλής:	2.197 τ.μ

## **Room details**

Total rooms:	7
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## **Utility details**

Heating:	Ναί
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## **Building details**

Outdoor Amenities:	Pool
Αριθμός ορόφων:	2

## **Lease terms**

Date Available:

## **Επιπλέον πληροφορίες**

Virtual tour URL:	<a href="http://www.youtube.com/embed/kDrh1CZz4ZA">http://www.youtube.com/embed/kDrh1CZz4ZA</a>
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## **Contact information**

IMLIX ID:	IX6.071.159
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