



€249000 - Beautiful Farmhouse and Outbuildings near to Villefagnan



Στοιχεία μεσίτη

Όνομα:	Christophe GUAY
Όνομα εταιρείας:	Agence TIC Ruffec
Χώρα:	France
Experience since:	1985
Τύπος υπηρεσίας:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Τηλέφωνο:	+33 (545) 710-046
Languages:	French
Site:	https://tic-ruffec.com

Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	EUR 249,000

Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Villefagnan
Δημοσιεύθηκε:	05/02/2025

Περιγραφή:

Beautiful Country House and grounds with several outbuildings near Villefagnan. You're guaranteed to fall in love when driving through the elegant gates into this lovely old farmstead. With a huge courtyard to the front of the property, the main house sits proud at the top with three large bedrooms, two of which are on the ground floor, a good sized dining room, a fitted modern kitchen, an apartment to finish renovating plus several outbuildings, perfect for transforming into further accommodation or for storage. Behind the house is a lovely lawned garden and there's even a cave underneath the house too for the wine - not to be missed.

Ground Floor

Entrance Hall : 23,59m², lino

Living Room : 29,17m², floating parquet

Dining Room : 29,35m², tiled floors, fireplace



Kitchen : 17,31m², tiled floors

Back kitchen/stable : 44,98m², concrete and earth floor

Bedroom 1 : 28,34m², floating parquet, fireplace

Bedroom 2 : 27,71m², floating parquet, fireplace

Apartment : Room 1 : 19m², lino, room 2 : 8,4m², lino

WC : 1,7m², tiled floors

Shower Room : 4,84m², tiled floors

First Floor

Landing : 5,43m², carpet

Bedroom 3 : 13,57m², carpet

Convertible Attic, insulated

Outside

Barn : 135m² with upstairs

Little House : 27,94m², earth floor, fireplace

Pig House : 18,41m²

Duck House : 32m²

Little House 2 : 24,57m², concrete floor and fireplace

Garage : 19,08m²

Grainstore

Workshop : 33m²



Laundry Room : 22m²

Garden Storage Shed : 37,59m²

Hangar : 33,27m²

Cellar with boiler

Enclosed gardens

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

Κοινά

Κρεβατοκάμαρες:	3
Μπάνια:	1
Τελειωμένα τετραγωνικά πόδια:	210 τ.μ
Μέγεθος αυλής:	4.471 τ.μ

Room details

Total rooms:	7
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Building details

Αριθμός ορόφων:	2
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Lease terms

Date Available:

Contact information

IMLIX ID: IX6.644.992

