



## €130000 - Superb Property with Wooded Park near Villefagnan



### Info Agente

Nombre:	Christophe GUAY
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País:	Francia
Experiencia since:	1985
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	French
Sitio web:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 143,753.27

### Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Villefagnan
Publicado:	29/08/2024

### Descripción:

2 bedroom house in the woods with a large house to renovate. Some work is required but the potential is enormous! The property is very private in a small village with beautiful, enchanting grounds of over 1 hectare. Accessed via a wooded drive with wooded grounds as well as an orchard and courtyard area.

### HABITABLE HOUSE

#### Ground floor

-Bedroom 1 (10m2): tiled floor, exposed stonework

-WC (1m2): tiled floor

-Shower room (4m2): tiled floor, shower, washbasin

Living room (31m2): tiled floor, fitted kitchen, wood-burning stove, exposed stonework and beams



1st floor

-Bedroom 2 (30m2): wooden floor, low beams, exposed stonework

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## HOUSE TO RENOVATE

Ground floor

-90m2 room with earth floor (original flagstones uplifted and available in the attached barn).

1st floor

-90m2 room with wooden floor, 2 velux windows and 2 windows

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## OUTSIDE

-Barn of 70m2 with an opening that communicates with the house to be renovated

-Hangar of 85m2 adjoining the barn of 70m2 with concrete floor, sheet metal roof and electric meter

-Wooded grounds, orchard & courtyard

-Barn of 52m2 and a room of 27m2 with fireplace

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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)

### Común

Dormitorios:	2
Baños:	1
Pies cuadrados terminados:	76 m2
Tamaño del lote:	16.131 m2

### Room details

Total rooms:	3
Indoor Features:	Fitted kitchen

### Building details



Número de plantas: 2

## **Lease terms**

Date Available:

## **Información adicional**

Virtual tour URL: <http://www.youtube.com/embed/yHW1OkWIUfc>

## **Contact information**

IMLIX ID: IX6.050.974

