



## €211700 - Bungalow With A Guest Cottage And Woodland



### Info Agente

Nombre:	Christophe GUAY
Nombre empresa:	Agence TIC Ruffec
País:	Francia
Experiencia since:	1985
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Teléfono:	+33 (545) 710-046
Languages:	French
Sitio web:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Detalles del anuncio

Propiedad para:	Venta
Precio:	EUR 211,700

### Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Villefagnan
Publicado:	19/11/2024

### Descripción:

Lovely detached 3 bedroomed bungalow, built in 1995, with a separate 1 bedroomed stone house, on a mature plot of over an acre including some woodland.

The bungalow is tiled throughout and is light and spacious, providing comfortable accommodation in attractive surroundings. It has an underfloor gas heating system.

The second property has its own private garden, and is ideal for family and friends, or as a holiday let.

In detail the property comprises :-

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Main house :-

A covered terrace at the front of the property leads into the open-plan l-shaped living area via patio doors. The living area comprises a lounge and dining area of 35m<sup>2</sup> with a fireplace with a wood burner, and built-in cupboards. The fitted kitchen (16m<sup>2</sup>) is to the rear of the property and has access directly into the



garage.

3 bedrooms of 11m<sup>2</sup>, 11m<sup>2</sup> and 12m<sup>2</sup>, all with doors directly onto the garden.

Rear entrance hall (8m<sup>2</sup>)

Shower room (4.1m<sup>2</sup>) Shower, handbasin and heated towel-rail

Bathroom (7.2m<sup>2</sup>) Bath (with shower attachment), 2 vanity units, heated towel-rail

2 WCs (one with a handbasin)

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Outside :-

Large well-kept garden around the property with woodland (accessed by a small track) and space to park several cars

Integral double garage (41m<sup>2</sup>) with workshop

Garden shed

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Guest house :-

Ground floor :-

Lounge (21.7m<sup>2</sup>) Tiled floor. High ceiling with beams and staircase to the mezzanine bedroom

Kitchen (23m<sup>2</sup>) . Tiled floor. Access to a vaulted cellar

Shower room (5.2m<sup>2</sup>) Shower, handbasin and wc

Upstairs :

Mezzanine bedroom (11.5m<sup>2</sup>)

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Outside :-

Attached storeroom (15m<sup>2</sup>) with potential for extending the gite and creating a second bedroom or reception room.



Garden with parking area

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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)

Fabricado: 1995

### Común

Dormitorios: 4  
Baños: 3  
Pies cuadrados terminados: 154 m<sup>2</sup>  
Tamaño del lote: 5.706 m<sup>2</sup>

### Room details

Total rooms: 8  
Indoor Features: Fitted kitchen

### Utility details

Heating: Sí

### Building details

Número de plantas: 1

### Lease terms

Date Available:

### Contact information

IMLIX ID: IX6.399.298

