



€130000 - Very Pretty 3-bedroom House For Sale In A Peaceful Charente Hamlet



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:	https://tic-ruffec.com

Detalles del anuncio

Propiedad para:	Venta
Precio:	EUR 130,000

Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Villefagnan
Publicado:	24/12/2024

Descripción:

A spacious three bedroom, stone barn conversion with attached open barn and garden in a no-through lane and nestled in a hamlet between Villefagnan and Montjean. Professionally updated from 2016 onwards offering cosy accommodation whilst maintaining many original features. Further potential to develop attached barn. A very pretty courtyard garden to the front and mature gardens to the rear. The Hamlet is a lovely place to live with a community spirit of British and French neighbours. The house is attached, but to a garage and cave - no party walls.

Ground floor

- Fitted kitchen (14m2): tiled floor
- Bathroom (8m2): tiled floor, washbasin, bath with shower, WC
- Living room (24m2): wooden floor, wood-burning stove in the original fireplace, exposed beams
- Dining room (40m2): laminate floor, exposed stone walls and exposed beams (possibility to use this room as a large kitchen/diner with plumbing and high ampere socket available).



1st floor

- Landing (4m2): parquet flooring, velux window
 - Bedroom 1 (17m2) with dressing room (5m2): parquet flooring in both rooms
 - Bedroom 2 (10m2): wooden floor, velux window, exposed stone walls and beams
 - Bedroom 3 (18m2) wooden floor, velux window, exposed stone and beams with shower room (3m2) wooden floor, WC, washbasin, shower
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Outside

- Attached Hangar 50m2 with workshop. The hangar would be perfect for parking a camping car or caravan.
 - Courtyard to front
 - Enclosed garden to rear
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Information on the risks to which this property is exposed is available on the Georisques website:
www.georisques.gouv.fr

Común

Dormitorios:	3
Baños:	2
Pies cuadrados terminados:	143 m2
Tamaño del lote:	730 m2

Room details

Total rooms:	5
Indoor Features:	Fitted kitchen

Building details

Número de plantas:	2
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Lease terms

Date Available:

Contact information

IMLIX ID:	IX6.523.950
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IMLIX

IMLIX Mercado Inmobiliario

<https://www.imlix.com/es/>

