



## €186170 - Lovely 2 Bedroom House with Enclosed Grounds



### Information de l'agent

Nom:	Christophe GUAY
Nom de compagnie:	Agence TIC Ruffec
Pays:	France
Expérience since:	1985
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Téléphone:	+33 (545) 710-046
Languages:	French
Site web:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 202,572.23

### Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Villefagnan
Soumis:	28/06/2024

### Description:

Lovely 2 bedroom house, with the possibility of making a third, in a small quiet village near Villefagnan. The house has two pellet stoves on the ground floor, which is more than enough to heat the house in winter. The sanitation system is in order and the roof is in good condition. Ideal for a holiday home.

### Ground floor

- Fitted kitchen (32m<sup>2</sup>): tiled floor, programmable pellet stove, water softener, exposed stone.
- Living room (30m<sup>2</sup>): parquet flooring, programmable pellet stove, exposed stone.
- Bedroom 1 (23m<sup>2</sup>): parquet flooring, exposed stone, door to the garden.
- Utility room (11m<sup>2</sup>): tiled floor, exposed stone walls (can be used as an additional bedroom)
- Shower room (5m<sup>2</sup>): tiled floor, walk-in shower, washbasin, WC, heated towel rail, ventilation system.



- WC (2m2): lino

- Hall (2m2): tiled floor

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1st floor

- Bedroom 2 (32m2): parquet floor, attic

- Attic (36m2)

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Outside

- Enclosed 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)

Condition: Good

### Commun

Chambres:	2
Salle de bains:	1
Pied carré fini:	137 m <sup>2</sup>
Dimesions du lot:	742 m <sup>2</sup>

### Room details

Total rooms:	4
Indoor Features:	Fitted kitchen

### Building details

Nombre de pieds carrés:	2
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### Lease terms

Date Available:

### Contact information

IMLIX ID:	IX5.868.887
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