



## Superb Property With Wooded Parkland Plot



### Information de l'agent

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### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 130,000

### Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Villefagnan
Indicatif régional:	16240
Soumis:	02/09/2024

### Description:

Have you watched the video yet? - A superb character 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 (10m<sup>2</sup>): tiled floor, exposed stonework

WC (1m<sup>2</sup>): tiled floor

Shower room (4m<sup>2</sup>): tiled floor, shower, washbasin

Living room (31m<sup>2</sup>): tiled floor, fitted kitchen, wood-burning stove, exposed stonework and beams

#### - 1st floor:

Bedroom 2 (30m<sup>2</sup>): wooden floor, low beams, exposed stonework

### - 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

- 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.

The department of Charente is located in the centre-west of France and is part of the Poitou-Charentes region along with Deux Sevres, Charente Maritime and the Vienne department.

Its name as is often the case comes from the river Charente which snakes through the department. Two local dialects are spoken in the area, Saintongeais in the west and Occitan to the east.

Charente is a thriving department for several reasons, Cognac production is one of the most interesting and profitable industries, the export level of approx. 95% is a success, the consumption in France being only 5% (some say they keep the best 5% in France!).

The department has many typical towns, Angouleme in the south east for example hosts an international festival that attracts hundreds of visitors and is not to be missed.

The region is popular with hikers, bikers and nature lovers who like to discover the woodlands, lakes and streams that are part of this amazing landscape.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

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## Commun

Chambres: 2  
Salle de bains: 1  
Dimensions du lot: 16131 m<sup>2</sup>

## Room details

Indoor Features: Fitted kitchen

## Lease terms

Date Available:

## Information additionnelle

Virtual tour URL: <https://www.youtube.com/embed/QzDfPmPw12g>

## Contact information

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