



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



### Information de l'agent

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Pays:	France
Expérience since:	1985
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 211,700

#### Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Villefagnan
Soumis:	19/11/2024

#### Description:

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)

Année: 1995

### Commun

Chambres: 4  
Salle de bains: 3  
Pied carré fini: 154 m<sup>2</sup>  
Dimensions du lot: 5.706 m<sup>2</sup>

### Room details

Total rooms: 8  
Indoor Features: Fitted kitchen

### Utility details

Heating: Oui

### Building details

Nombre de pieds carrés: 1

### Lease terms

Date Available:

### Contact information

IMLIX ID: IX6.399.298

