



## €60000 - Village House For Sale Near Villefagnan. Requiring Refreshing / Renovation.



### 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
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Languages:	French
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### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 60,000

#### Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Villefagnan
Soumis:	31/12/2024

#### Description:

Ideal for a holiday home or for people looking for a large house without having a large garden. This house to renovate offers a lot of possibilities thanks to the many rooms still unused; you will be able to give free rein to your imagination. Beautiful elements are to be preserved but most of the rooms require a good modernization. The location of the property is in a small quiet village which has a very good restaurant, close to Villefagnan where you will find all the essential shops. Rare fact: the sanitation is up to standard!!

#### Ground floor

- Entrance (9m<sup>2</sup>): tiled floor, cupboard with water heater
- Fitted kitchen / Dining room (27m<sup>2</sup>): tiled floor and parquet floor, old kitchen (useable, but dated)
- Bedroom 1 (16m<sup>2</sup>): parquet floor



- Bathroom (7m<sup>2</sup>): tiled floor, bathtub, sink, bidet
- WC (1m<sup>2</sup>): tiled floor
- Living room (30m<sup>2</sup>): parquet floor, exposed stone
- Hall (4m<sup>2</sup>): concrete floor
- Room (12m<sup>2</sup>): concrete floor
- Room (22m<sup>2</sup>): wooden floor

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## 1st floor

- Bedroom 2 (12m<sup>2</sup>): carpeted floor
- Bedroom 3 (14m<sup>2</sup>): carpeted floor, accessed via bedroom 2
- Bedroom 4 (19m<sup>2</sup>): parquet floor, cupboards, accessed via bedroom 2
- Room (20m<sup>2</sup>): parquet floor, access by staircase from the hall or by bedroom 4
- Room (37m<sup>2</sup>): parquet floor, access by staircase from the hall or by bedroom 4

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## Exterior

- Courtyard in front
- Small courtyard at the back with storage room which contains the oil tank
- Boiler room adjoining the house
- Store Room

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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)

## Commun

Chambres: 4



Salle de bains: 1  
Pied carré fini: 230 m<sup>2</sup>  
Dimensions du lot: 417 m<sup>2</sup>

### Room details

Total rooms: 9  
Indoor Features: Fitted kitchen

### Building details

Nombre de pieds carrés: 2

### Lease terms

Date Available:

### Contact information

IMLIX ID: IX6.541.069

