



€249000 - Beautiful Farmhouse and Outbuildings near to Villefagnan



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 249,000

Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Villefagnan
Soumis:	05/02/2025

Description:

Beautiful Country House and grounds with several outbuildings near Villefagnan. You're guaranteed to fall in love when driving through the elegant gates into this lovely old farmstead. With a huge courtyard to the front of the property, the main house sits proud at the top with three large bedrooms, two of which are on the ground floor, a good sized dining room, a fitted modern kitchen, an apartment to finish renovating plus several outbuildings, perfect for transforming into further accommodation or for storage. Behind the house is a lovely lawned garden and there's even a cave underneath the house too for the wine - not to be missed.

Ground Floor

Entrance Hall : 23,59m2, lino

Living Room : 29,17m2, floating parquet

Dining Room : 29,35m2, tiled floors, fireplace



Kitchen : 17,31m², tiled floors

Back kitchen/stable : 44,98m², concrete and earth floor

Bedroom 1 : 28,34m², floating parquet, fireplace

Bedroom 2 : 27,71m², floating parquet, fireplace

Apartment : Room 1 : 19m², lino, room 2 : 8,4m², lino

WC : 1,7m², tiled floors

Shower Room : 4,84m², tiled floors

First Floor

Landing : 5,43m², carpet

Bedroom 3 : 13,57m², carpet

Convertible Attic, insulated

Outside

Barn : 135m² with upstairs

Little House : 27,94m², earth floor, fireplace

Pig House : 18,41m²

Duck House : 32m²

Little House 2 : 24,57m², concrete floor and fireplace

Garage : 19,08m²

Grainstore

Workshop : 33m²



Laundry Room : 22m²

Garden Storage Shed : 37,59m²

Hangar : 33,27m²

Cellar with boiler

Enclosed gardens

Information on the risks to which this property is exposed is available on the Georisques website:
www.georisques.gouv.fr

Commun

Chambres:	3
Salle de bains:	1
Pied carré fini:	210 m ²
Dimesions du lot:	4.471 m ²

Room details

Total rooms:	7
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Building details

Nombre de pieds carrés:	2
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Lease terms

Date Available:

Contact information

IMLIX ID:	IX6.644.992
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