



## €249000 - Beautiful Farmhouse and Outbuildings near to Villefagnan



### Ügynök információ

Név:	Christophe GUAY
Cégnév:	Agence TIC Ruffec
Ország:	France
Experience since:	1985
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments, Houses
Telefon:	+33 (545) 710-046
Languages:	French
Weboldal:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	EUR 249,000

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Nouvelle-Aquitaine
Város:	Villefagnan
Feladta:	2025. 02. 05.

#### Leírás:

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 : 23,59m<sup>2</sup>, lino

Living Room : 29,17m<sup>2</sup>, floating parquet

Dining Room : 29,35m<sup>2</sup>, tiled floors, fireplace



Kitchen : 17,31m<sup>2</sup>, tiled floors

Back kitchen/stable : 44,98m<sup>2</sup>, concrete and earth floor

Bedroom 1 : 28,34m<sup>2</sup>, floating parquet, fireplace

Bedroom 2 : 27,71m<sup>2</sup>, floating parquet, fireplace

Apartment : Room 1 : 19m<sup>2</sup>, lino, room 2 : 8,4m<sup>2</sup>, lino

WC : 1,7m<sup>2</sup>, tiled floors

Shower Room : 4,84m<sup>2</sup>, tiled floors

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First Floor

Landing : 5,43m<sup>2</sup>, carpet

Bedroom 3 : 13,57m<sup>2</sup>, carpet

Convertible Attic, insulated

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Outside

Barn : 135m<sup>2</sup> with upstairs

Little House : 27,94m<sup>2</sup>, earth floor, fireplace

Pig House : 18,41m<sup>2</sup>

Duck House : 32m<sup>2</sup>

Little House 2 : 24,57m<sup>2</sup>, concrete floor and fireplace

Garage : 19,08m<sup>2</sup>

Grainstore

Workshop : 33m<sup>2</sup>

Laundry Room : 22m<sup>2</sup>



Garden Storage Shed : 37,59m<sup>2</sup>

Hangar : 33,27m<sup>2</sup>

Cellar with boiler

Enclosed gardens

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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)

## Gyakori

Hálósobák:	3
Fürdőszobák:	1
Kész négyzetméter:	210 nm
Telekméret:	4.471 nm

## Room details

Total rooms: 7

## Building details

Emeletek száma: 2

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.644.992

