



## Beautiful Character House With Numerous Outbuildings



### Informazioni sull'Agente

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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 304,500

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Villefagnan
Cap:	16240
Pubblicato:	29/07/2024

### Descrizione:

Have you watched the video yet? - Attractive 6-bedroom house situated in a hamlet less than 10 km from the beautiful historic village of Tusson and its basic amenities. The house is in good general condition, as are the outbuildings. The house benefits from oil-fired central heating, has double glazing and the living area is very pleasant. The rooms are generally very bright for an old house. The numerous outbuildings are ideal for all kinds of conversion and the large garden is perfect for enjoying the fine weather.

### - Ground floor:

Living room (80m<sup>2</sup>): tiled floor, wood-burning stove, fitted kitchen, bay window, exposed stonework

Entrance hall (13m<sup>2</sup>): tiled floor, exposed stonework

Bedroom 1 (22m<sup>2</sup>): tiled floor, exposed stonework

Bedroom 2 (14m<sup>2</sup>): tiled floor, exposed stone walls (electric heating added)

Bathroom (8m<sup>2</sup>): tiled floor, bath with shower, double washbasin, WC

Bedroom 3 (13m<sup>2</sup>): parquet flooring (electric heating added)

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

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

Corridor (6m<sup>2</sup>): tiled floor



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Boiler room (20m<sup>2</sup>): concrete, connection for washing machine

- 1st floor:

Mezzanine (23m<sup>2</sup>): linoleum over parquet, low beams, 2 velux windows, exposed stone (access to attic)

Landing (11m<sup>2</sup>): floating parquet floor, low beams, velux windows

Bedroom 4 (18m<sup>2</sup>): floating parquet floor, velux window, exposed stonework

Bedroom 5 (24m<sup>2</sup>): floating parquet floor, velux window, exposed stonework

Bedroom 6 (19m<sup>2</sup>): parquet flooring, wardrobe

Shower room (6m<sup>2</sup>): parquet flooring, shower, WC, washbasin

- Outside:

Terrace

Well

Stable of 45m<sup>2</sup> with electricity, clay floor and an attic of 45m<sup>2</sup>.

10m<sup>2</sup> workshop with electricity, wood-burning stove and concrete floor

6m<sup>2</sup> cellar with electricity and concrete floor

Large enclosed garden with 2 entrances

27m<sup>2</sup> workshop with electricity, concrete floor and roof 3 years old

Hangar for 3 cars

Above-ground swimming pool 10m long with pump

Open storage room of 12m<sup>2</sup> with concrete floor and water inlet.

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.



All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

## Comune

Camere da letto:	6
Bagni:	3
Dimensione del lotto:	5807 mq

## Room details

Indoor Features:	Fitted kitchen
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## Utility details

Heating:	Si
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## Building details

Outdoor Amenities:	Pool
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## Lease terms

Date Available:

## Informazioni aggiuntive

Virtual tour URL:	<a href="https://www.youtube.com/embed/TJcUgLqonhE">https://www.youtube.com/embed/TJcUgLqonhE</a>
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## Contact information

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