



## €153700 - Beautiful Old House between Villefagnan and Chef-Boutonne



### Informazioni sull'Agente

Nome:	Christophe GUAY
Nome della ditta:	Agence TIC Ruffec
Nazione:	France
Experience since:	1985
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefono:	+33 (545) 710-046
Languages:	French
Sito web:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 165,464.55

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Villefagnan
Publicato:	29/08/2024

### Descrizione:

Very pretty three-bedroom house with lots of character and charm. Ideally located in a quiet hamlet, but close to the amenities of Villefagnan and Chef-Boutonne. A pretty flat garden, not overlooked, completes this charming setting.

### Ground floor

-Lounge (32.50m<sup>2</sup>): tiled floor, French window, open fireplace, exposed stonework

-Entrance hall (14.45m<sup>2</sup>): stone floor tiles

Small sitting room (14.70m<sup>2</sup>): tiled floor, fireplace with wood-burning stove

-Utility room (18m<sup>2</sup>): concrete floor, washing machine area, exposed stonework

1st floor (access from kitchen)



-Mezzanine (6m<sup>2</sup>): wooden floor

-Bedroom 1 (8.50m<sup>2</sup>) with bathroom (3.38m<sup>2</sup>): wooden floor, washbasin, bath with shower, heated towel rail, WC

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1st floor (access via entrance)

-Bathroom (3.85m<sup>2</sup>): wooden floor, washbasin, shower, WC

-Bedroom 2 (9.53m<sup>2</sup>): wooden floor

-Bedroom 3 (18m<sup>2</sup>) with shower room (3.5m<sup>2</sup>): wooden floor, washbasin, WC, shower

-Dressing room 1 (2.76m<sup>2</sup>): wooden floor

-Dressing room 2 (2m<sup>2</sup>): wooden floor

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Outside

-Wooden shed

-Terrace

-Above-ground swimming pool

-Garden

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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)

## Comune

Camere da letto:	3
Bagni:	3
Finito piedi quadrati:	141 mq
Dimensione del lotto:	1.604 mq

## Room details

Total rooms:	6
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## Building details

Outdoor Amenities: Pool  
Numero di piani: 2

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.050.976

