



## Beautiful Character Country House



### Informazioni sull'Agente

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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 153,700

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Villefagnan
Cap:	16240
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### 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



- 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

- Outside:

Wooden shed

Terrace

Above-ground swimming pool

Garden.

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.



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Condizione: Good

## Comune

Camere da letto: 3  
Bagni: 3  
Dimensione del lotto: 1604 mq

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.052.459

