



€211700 - Bungalow With A Guest Cottage And Woodland



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
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Languages:	French
Sito web:	https://tic-ruffec.com

Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 211,700

Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Villefagnan
Publicato:	19/11/2024

Descrizione:

Lovely detached 3 bedroomed bungalow, built in 1995, with a separate 1 bedroomed stone house, on a mature plot of over an acre including some woodland.

The bungalow is tiled throughout and is light and spacious, providing comfortable accommodation in attractive surroundings. It has an underfloor gas heating system.

The second property has its own private garden, and is ideal for family and friends, or as a holiday let.

In detail the property comprises :-

Main house :-

A covered terrace at the front of the property leads into the open-plan l-shaped living area via patio doors. The living area comprises a lounge and dining area of 35m² with a fireplace with a wood burner, and built-in cupboards. The fitted kitchen (16m²) is to the rear of the property and has access directly into the



garage.

3 bedrooms of 11m², 11m² and 12m², all with doors directly onto the garden.

Rear entrance hall (8m²)

Shower room (4.1m²) Shower, handbasin and heated towel-rail

Bathroom (7.2m²) Bath (with shower attachment), 2 vanity units, heated towel-rail

2 WCs (one with a handbasin)

Outside :-

Large well-kept garden around the property with woodland (accessed by a small track) and space to park several cars

Integral double garage (41m²) with workshop

Garden shed

Guest house :-

Ground floor :-

Lounge (21.7m²) Tiled floor. High ceiling with beams and staircase to the mezzanine bedroom

Kitchen (23m²) . Tiled floor. Access to a vaulted cellar

Shower room (5.2m²) Shower, handbasin and wc

Upstairs :

Mezzanine bedroom (11.5m²)

Outside :-

Attached storeroom (15m²) with potential for extending the gite and creating a second bedroom or reception room.



Garden with parking area

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

Costruito: 1995

Comune

Camere da letto: 4
Bagni: 3
Finito piedi quadrati: 154 mq
Dimensione del lotto: 5.706 mq

Room details

Total rooms: 8
Indoor Features: Fitted kitchen

Utility details

Heating: Sì

Building details

Numero di piani: 1

Lease terms

Date Available:

Contact information

IMLIX ID: IX6.399.298

