



## €130000 - Very Pretty 3-bedroom House For Sale In A Peaceful Charente Hamlet



### 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:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 130,000

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Villefagnan
Publicato:	24/12/2024

### Descrizione:

A spacious three bedroom, stone barn conversion with attached open barn and garden in a no-through lane and nestled in a hamlet between Villefagnan and Montjean. Professionally updated from 2016 onwards offering cosy accommodation whilst maintaining many original features. Further potential to develop attached barn. A very pretty courtyard garden to the front and mature gardens to the rear. The Hamlet is a lovely place to live with a community spirit of British and French neighbours. The house is attached, but to a garage and cave - no party walls.

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### Ground floor

- Fitted kitchen (14m<sup>2</sup>): tiled floor
- Bathroom (8m<sup>2</sup>): tiled floor, washbasin, bath with shower, WC
- Living room (24m<sup>2</sup>): wooden floor, wood-burning stove in the original fireplace, exposed beams
- Dining room (40m<sup>2</sup>): laminate floor, exposed stone walls and exposed beams (possibility to use this room as a large kitchen/diner with plumbing and high ampere socket available).



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1st floor

- Landing (4m2): parquet flooring, velux window
  - Bedroom 1 (17m2) with dressing room (5m2): parquet flooring in both rooms
  - Bedroom 2 (10m2): wooden floor, velux window, exposed stone walls and beams
  - Bedroom 3 (18m2) wooden floor, velux window, exposed stone and beams with shower room (3m2) wooden floor, WC, washbasin, shower
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Outside

- Attached Hangar 50m2 with workshop. The hangar would be perfect for parking a camping car or caravan.
  - Courtyard to front
  - Enclosed garden to rear
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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:	2
Finito piedi quadrati:	143 mq
Dimensione del lotto:	730 mq

### Room details

Total rooms:	5
Indoor Features:	Fitted kitchen

### Building details

Numero di piani:	2
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### Lease terms

Date Available:

### Contact information

IMLIX ID:	IX6.523.950
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<https://www.imlix.com/it/>

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