



## €249000 - Beautiful Farmhouse and Outbuildings near to Villefagnan



### 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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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 249,000

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Villefagnan
Publicato:	05/02/2025

### Descrizione:

Beautiful Country House and grounds with several outbuildings near Villefagnan. You're guaranteed to fall in love when driving through the elegant gates into this lovely old farmstead. With a huge courtyard to the front of the property, the main house sits proud at the top with three large bedrooms, two of which are on the ground floor, a good sized dining room, a fitted modern kitchen, an apartment to finish renovating plus several outbuildings, perfect for transforming into further accommodation or for storage. Behind the house is a lovely lawned garden and there's even a cave underneath the house too for the wine - not to be missed.

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### Ground Floor

Entrance Hall : 23,59m2, lino

Living Room : 29,17m2, floating parquet

Dining Room : 29,35m2, tiled floors, fireplace



Kitchen : 17,31m<sup>2</sup>, tiled floors

Back kitchen/stable : 44,98m<sup>2</sup>, concrete and earth floor

Bedroom 1 : 28,34m<sup>2</sup>, floating parquet, fireplace

Bedroom 2 : 27,71m<sup>2</sup>, floating parquet, fireplace

Apartment : Room 1 : 19m<sup>2</sup>, lino, room 2 : 8,4m<sup>2</sup>, lino

WC : 1,7m<sup>2</sup>, tiled floors

Shower Room : 4,84m<sup>2</sup>, tiled floors

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First Floor

Landing : 5,43m<sup>2</sup>, carpet

Bedroom 3 : 13,57m<sup>2</sup>, carpet

Convertible Attic, insulated

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Outside

Barn : 135m<sup>2</sup> with upstairs

Little House : 27,94m<sup>2</sup>, earth floor, fireplace

Pig House : 18,41m<sup>2</sup>

Duck House : 32m<sup>2</sup>

Little House 2 : 24,57m<sup>2</sup>, concrete floor and fireplace

Garage : 19,08m<sup>2</sup>

Grainstore

Workshop : 33m<sup>2</sup>



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Laundry Room : 22m<sup>2</sup>

Garden Storage Shed : 37,59m<sup>2</sup>

Hangar : 33,27m<sup>2</sup>

Cellar with boiler

Enclosed gardens

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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:	1
Finito piedi quadrati:	210 mq
Dimensione del lotto:	4.471 mq

## Room details

Total rooms:	7
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## Building details

Numero di piani:	2
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## Lease terms

Date Available:

## Contact information

IMLIX ID:	IX6.644.992
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