



## €186170 - Lovely 2 Bedroom House with Enclosed Grounds



### Agent Info

Naam:	Christophe GUAY
Bedrijfsnaam:	Agence TIC Ruffec
Mistlampen:	France
Experience since:	1985
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefoon:	+33 (545) 710-046
Languages:	French
Website:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Advertentie details

Vastgoed voor:	Koop
Prijs:	EUR 186,170

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Villefagnan
Geplaatst:	28-06-2024
Omschrijving:	

Lovely 2 bedroom house, with the possibility of making a third, in a small quiet village near Villefagnan. The house has two pellet stoves on the ground floor, which is more than enough to heat the house in winter. The sanitation system is in order and the roof is in good condition. Ideal for a holiday home.

### Ground floor

- Fitted kitchen (32m<sup>2</sup>): tiled floor, programmable pellet stove, water softener, exposed stone.
- Living room (30m<sup>2</sup>): parquet flooring, programmable pellet stove, exposed stone.
- Bedroom 1 (23m<sup>2</sup>): parquet flooring, exposed stone, door to the garden.
- Utility room (11m<sup>2</sup>): tiled floor, exposed stone walls (can be used as an additional bedroom)
- Shower room (5m<sup>2</sup>): tiled floor, walk-in shower, washbasin, WC, heated towel rail, ventilation system.



- WC (2m2): lino

- Hall (2m2): tiled floor

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1st floor

- Bedroom 2 (32m2): parquet floor, attic

- Attic (36m2)

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Outside

- Enclosed 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)

Conditie: Good

### **Algemeen**

Slaapkamers: 2  
Badkamers: 1  
Afgewerkte vierkante meter: 137 m<sup>2</sup>  
Lot Afmeting: 742 m<sup>2</sup>

### **Room details**

Total rooms: 4  
Indoor Features: Fitted kitchen

### **Building details**

Aantal verdiepingen: 2

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX5.868.887



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<https://www.imlix.com/nl/>

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