



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



### 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 130,000

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Villefagnan
Geplaatst:	24-12-2024
Omschrijving:	

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.

-----  

### 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).
-



## 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
- 

## 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
- 

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)

### **Algemeen**

Slaapkamers:	3
Badkamers:	2
Afgewerkte vierkante meter:	143 m <sup>2</sup>
Lot Afmeting:	730 m <sup>2</sup>

### **Room details**

Total rooms:	5
Indoor Features:	Fitted kitchen

### **Building details**

Aantal verdiepingen:	2
----------------------	---

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID:	IX6.523.950
-----------	-------------



IMLIX

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

---

