



€186170 - Lovely 2 Bedroom House with Enclosed Grounds



Agent Info

Name:	Christophe GUAY
Company Name:	Agence TIC Ruffec
Country:	France
Experience since:	1985
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Phone:	+33 (545) 710-046
Languages:	French
Website:	https://tic-ruffec.com

Listing details

Property for:	Sale
Price:	EUR 186,170

Location

Country:	France
State/Region/Province:	Nouvelle-Aquitaine
City:	Villefagnan
Posted:	Jun 28, 2024

Description:

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 (32m²): tiled floor, programmable pellet stove, water softener, exposed stone.
- Living room (30m²): parquet flooring, programmable pellet stove, exposed stone.
- Bedroom 1 (23m²): parquet flooring, exposed stone, door to the garden.
- Utility room (11m²): tiled floor, exposed stone walls (can be used as an additional bedroom)
- Shower room (5m²): tiled floor, walk-in shower, washbasin, WC, heated towel rail, ventilation system.



- WC (2m2): lino

- Hall (2m2): tiled floor

1st floor

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

- Attic (36m2)

Outside

- Enclosed garden

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

Condition: Good

Common

Bedrooms:	2
Bathrooms:	1
Finished sq. ft.:	137 sq m
Lot Size:	742 sq m

Room details

Total rooms:	4
Indoor Features:	Fitted kitchen

Building details

Number of Floors:	2
-------------------	---

Lease terms

Date Available:

Contact information

IMLIX ID:	IX5.868.887
-----------	-------------



IMLIX

IMLIX Real Estate Marketplace

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

