



## €153700 - Beautiful Old House between Villefagnan and Chef-Boutonne



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

### Listing details

Property for:	Sale
Price:	EUR 153,700

### Location

Country:	France
State/Region/Province:	Nouvelle-Aquitaine
City:	Villefagnan
Posted:	Aug 29, 2024

### Description:

Very pretty three-bedroom house with lots of character and charm. Ideally located in a quiet hamlet, but close to the amenities of Villefagnan and Chef-Boutonne. A pretty flat garden, not overlooked, completes this charming setting.

-----

### Ground floor

-Lounge (32.50m<sup>2</sup>): tiled floor, French window, open fireplace, exposed stonework

-Entrance hall (14.45m<sup>2</sup>): stone floor tiles

Small sitting room (14.70m<sup>2</sup>): tiled floor, fireplace with wood-burning stove

-Utility room (18m<sup>2</sup>): concrete floor, washing machine area, exposed stonework

1st floor (access from kitchen)



-Mezzanine (6m<sup>2</sup>): wooden floor

-Bedroom 1 (8.50m<sup>2</sup>) with bathroom (3.38m<sup>2</sup>): wooden floor, washbasin, bath with shower, heated towel rail, WC

-----  
1st floor (access via entrance)

-Bathroom (3.85m<sup>2</sup>): wooden floor, washbasin, shower, WC

-Bedroom 2 (9.53m<sup>2</sup>): wooden floor

-Bedroom 3 (18m<sup>2</sup>) with shower room (3.5m<sup>2</sup>): wooden floor, washbasin, WC, shower

-Dressing room 1 (2.76m<sup>2</sup>): wooden floor

-Dressing room 2 (2m<sup>2</sup>): wooden floor

-----  
Outside

-Wooden shed

-Terrace

-Above-ground swimming pool

-Garden

-----  
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)

### Common

Bedrooms:	3
Bathrooms:	3
Finished sq. ft.:	141 sq m
Lot Size:	1.604 sq m

### Room details

Total rooms:	6
--------------	---



## **Building details**

Outdoor Amenities: Pool  
Number of Floors: 2

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX6.050.976

