



## €249950 - Delightful 4 Bedroom Stone Property With An Attached Barn. Country Views And Mature Enclosed Gardens



### Agent Info

Name:	Christophe GUAY
Company	Agence TIC Ruffec
Name:	
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 249,950

### Location

Country:	France
State/Region/Province:	Nouvelle-Aquitaine
City:	Villefagnan
Posted:	Sep 12, 2024

### Description:

Beautiful property with no overlooked neighbours in a small market town close to Villefagnan. The house has been superbly modernised while retaining its character; it is heated by gas central heating, in addition to an efficient wood-burning stove in the living room. The drainage is up to standard (which is rare on the market), there is the possibility of extending the house thanks to the adjoining barn (after obtaining the necessary permits) and the surrounding countryside is calm and unspoilt. A property where all you have to do is put your suitcases down and enjoy!

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### Ground Floor

-Veranda (6m<sup>2</sup>): tiled floor

-Living room (50.2m<sup>2</sup>): tiled floor, 14 kWh wood stove (installed in 2014), exposed stone. (Originally 2 rooms and the owners have left a door in place to access the hall, WC and bathroom should in the future ground floor living is required for anybody with limited mobility).



-Fully Fitted and Equipped kitchen (31m<sup>2</sup>): tiled floor, central island (moveable), installed 8 years ago by 'Ambassadeur Cuisines' (high quality), exposed beams

-Pantry / Laundry room (6.43m<sup>2</sup>): laminate flooring, stairs to mezzanine / office area (8.3m<sup>2</sup>): carpeted, skylight

-Boiler room (2.05m<sup>2</sup>): tiled floor, gas boiler for water and heating, separate hot water tank

-Hall (3.3m<sup>2</sup>): tiled floor, cupboard, stairs to first floor

-WC (2.1m<sup>2</sup>): tiled floor, sink

-Bathroom (3.8m<sup>2</sup>): tiled floor, hand basin, bathtub with shower, WC (macerator)

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## Upstairs

-Landing (6.14m<sup>2</sup>): parquet flooring

-Bedroom 1 (16.42m<sup>2</sup>): carpet, exposed beams

-Bedroom 2 (12.28m<sup>2</sup>): carpet, exposed beams

-Bedroom 3 (12.41m<sup>2</sup>): carpet, cupboard

-Dressing room / Bedroom 4 (8.9m<sup>2</sup>): wood floor

-Bathroom (4.33m<sup>2</sup>): laminate flooring, shower, hand basin, WC

-Attic for storage (20m<sup>2</sup>): parquet flooring

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## Outside

-Adjoining barn with summer kitchen and height for a camper van

-Electric gates

-Terraces (South and North facing)

-Enclosed, mature gardens with uninterrupted countryside views



- Carport for one car
- Above-ground swimming pool with pump
- Vegetable 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)

### Common

Bedrooms:	4
Bathrooms:	2
Finished sq. ft.:	174 sq m
Lot Size:	2.197 sq m

### Room details

Total rooms:	7
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### Utility details

Heating:	Yes
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### Building details

Outdoor Amenities:	Pool
Number of Floors:	2

### Lease terms

Date Available:

### Additional information

Virtual tour URL: <http://www.youtube.com/embed/kDrh1CZz4ZA>

### Contact information

IMLIX ID: IX6.071.159



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