



## €211700 - Bungalow With A Guest Cottage And Woodland



### Agent Info

Name:	Christophe GUAY
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Country:	France
Experience since:	1985
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	French
Website:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Listing details

Property for:	Sale
Price:	EUR 211,700

### Location

Country:	France
State/Region/Province:	Nouvelle-Aquitaine
City:	Villefagnan
Posted:	Nov 19, 2024

### Description:

Lovely detached 3 bedroomed bungalow, built in 1995, with a separate 1 bedroomed stone house, on a mature plot of over an acre including some woodland.

The bungalow is tiled throughout and is light and spacious, providing comfortable accommodation in attractive surroundings. It has an underfloor gas heating system.

The second property has its own private garden, and is ideal for family and friends, or as a holiday let.

In detail the property comprises :-

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Main house :-

A covered terrace at the front of the property leads into the open-plan l-shaped living area via patio doors. The living area comprises a lounge and dining area of 35m<sup>2</sup> with a fireplace with a wood burner, and built-in cupboards. The fitted kitchen (16m<sup>2</sup>) is to the rear of the property and has access directly into the garage.



3 bedrooms of 11m2, 11m2 and 12m2, all with doors directly onto the garden.

Rear entrance hall (8m2)

Shower room (4.1m2) Shower, handbasin and heated towel-rail

Bathroom (7.2m2) Bath (with shower attachment), 2 vanity units, heated towel-rail

2 WCs (one with a handbasin)

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Outside :-

Large well-kept garden around the property with woodland (accessed by a small track) and space to park several cars

Integral double garage (41m2) with workshop

Garden shed

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Guest house :-

Ground floor :-

Lounge (21.7m2) Tiled floor. High ceiling with beams and staircase to the mezzanine bedroom

Kitchen (23m2) . Tiled floor. Access to a vaulted cellar

Shower room (5.2m2) Shower, handbasin and wc

Upstairs :

Mezzanine bedroom (11.5m2)

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Outside :-

Attached storeroom (15m2) with potential for extending the gite and creating a second bedroom or reception room.



Garden with parking area

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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)

Built: 1995

### Common

Bedrooms: 4  
Bathrooms: 3  
Finished sq. ft.: 154 sq m  
Lot Size: 5.706 sq m

### Room details

Total rooms: 8  
Indoor Features: Fitted kitchen

### Utility details

Heating: Yes

### Building details

Number of Floors: 1

### Lease terms

Date Available:

### Contact information

IMLIX ID: IX6.399.298

