



## Village Cottage With Two Houses, Outbuildings, Vaulted Cellar



### Информация об агенте

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### Детали объявления

Недвижимость:	На продажу
Цена:	USD 186,812.36

### Местоположение

Страна:	Франция
Область:	Nouvelle-Aquitaine
Город:	Вильфаньян
Почтовый индекс:	16240
Добавлено:	23.09.2024

#### Описание:

REDUCED in price - Village house with two single storey dwellings or possibility to make a large house, outbuildings, double garage to park a camper van, vaulted cellar, plus gas central heating.

#### - FIRST HOUSE:

##### - Ground floor:

Conservatory 15 m<sup>2</sup>, tiled

Entrance 6,12 m<sup>2</sup>, tiled floor

Living room 35,80m<sup>2</sup>, tiled floor, fireplace with insert, a PVC window, double glazing, a door (to finish opening) to communicate in the other housing.

Kitchen 9,80m<sup>2</sup>, tiled, with a wooden window, single glazed, fitted and equipped with a dishwasher, hob, oven and extractor fan.

Bathroom 6m<sup>2</sup>, tiled, shower, bath, washbasin, bidet, PVC double glazed window

Bedroom 13m<sup>2</sup>, wooden floor, cupboards, a PVC double glazed window.

WC 1,97m<sup>2</sup>, tiled floor, a PVC window.

Boiler room 8,90m<sup>2</sup>, tiled floor, gas boiler (4 years old) (hot water production), a wooden single glazed window, a sink, an access hatch to the attic



Mezzanine 8,35 m<sup>2</sup>, wooden floor, a window to the attic.

- 2nd HOUSE:

- Ground floor:

Beautiful living room 40m<sup>2</sup>, tiled floor, a door and a window in PVC, a fireplace. Room to finish: installation of a kitchen, installation of the gas supply already installed as well as the radiators.

Room 4m<sup>2</sup> which can communicate with the other house, tiles in stock to be installed.

Bedroom 11m<sup>2</sup>, parquet floor, a PVC double glazed window

12m<sup>2</sup> bedroom, parquet flooring, PVC double glazed window

WC, tiled floor

Shower room with a shower tray, to finish renovating

Boiler Room

- Outbuildings:

Cemented garage (1 car)

Beautiful vaulted cellar

Double garage with two doors, one wooden and the other electric, and the possibility of parking a camping car.

Small outbuilding (to be renovated)

- Plus:

Courtyard

The department of Charente is located in the centre-west of France and is part of the Poitou-Charentes region along with Deux Sevres, Charente Maritime and the Vienne department.

Its name as is often the case comes from the river Charente which snakes through the department. Two local dialects are spoken in the area, Saintongeais in the west and Occitan to the east.

Charente is a thriving department for several reasons, Cognac production is one of the most interesting and profitable industries, the export level of approx. 95% is a success, the consumption in France being only 5% (some say they keep the best 5% in France!).

The department has many typical towns, Angouleme in the south east for example hosts an international festival that attracts hundreds of visitors and is not to be missed.

The region is popular with hikers, bikers and nature lovers who like to discover the woodlands, lakes and streams that are part of this amazing landscape.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage,



organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

## Общие

Спальни:	3
Ванные комнаты:	2
Площадь участка:	2086 кв м

## Utility details

Heating:	да
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## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.085.515

