



## €130000 - Very Pretty 3-bedroom House For Sale In A Peaceful Charente Hamlet



### Информация об агенте

Название:	Christophe GUAY
Название компании:	Agence TIC Ruffec
Страна:	Франция
Experience since:	1985
Тип услуг:	Selling a Property
Specialties:	
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### Детали объявления

Недвижимость:	На продажу
Цена:	EUR 130,000

### Местоположение

Страна:	Франция
Область:	Nouvelle-Aquitaine
Город:	Вильфаньян
Добавлено:	24.12.2024
Описание:	

A spacious three bedroom, stone barn conversion with attached open barn and garden in a no-through lane and nestled in a hamlet between Villefagnan and Montjean. Professionally updated from 2016 onwards offering cosy accommodation whilst maintaining many original features. Further potential to develop attached barn. A very pretty courtyard garden to the front and mature gardens to the rear. The Hamlet is a lovely place to live with a community spirit of British and French neighbours. The house is attached, but to a garage and cave - no party walls.

#### Ground floor

- Fitted kitchen (14m<sup>2</sup>): tiled floor
- Bathroom (8m<sup>2</sup>): tiled floor, washbasin, bath with shower, WC
- Living room (24m<sup>2</sup>): wooden floor, wood-burning stove in the original fireplace, exposed beams
- Dining room (40m<sup>2</sup>): laminate floor, exposed stone walls and exposed beams (possibility to use this room as a large kitchen/diner with plumbing and high ampere socket available).



## 1st floor

- Landing (4m2): parquet flooring, velux window
  - Bedroom 1 (17m2) with dressing room (5m2): parquet flooring in both rooms
  - Bedroom 2 (10m2): wooden floor, velux window, exposed stone walls and beams
  - Bedroom 3 (18m2) wooden floor, velux window, exposed stone and beams with shower room (3m2) wooden floor, WC, washbasin, shower
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## Outside

- Attached Hangar 50m2 with workshop. The hangar would be perfect for parking a camping car or caravan.
  - Courtyard to front
  - Enclosed garden to rear
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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)

### **Общие**

Спальни:	3
Ванные комнаты:	2
Готовые кв.м.:	143 кв м
Площадь участка:	730 кв м

### **Room details**

Total rooms:	5
Indoor Features:	Fitted kitchen

### **Building details**

Количество этажей:	2
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### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX6.523.950



IMLIX

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