



## €249000 - Beautiful Farmhouse and Outbuildings near to Villefagnan



### Информация об агенте

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Specialties:	
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### Детали объявления

Недвижимость:	На продажу
Цена:	EUR 249,000

### Местоположение

Страна:	Франция
Область:	Nouvelle-Aquitaine
Город:	Вильфаньян
Добавлено:	05.02.2025

#### Описание:

Beautiful Country House and grounds with several outbuildings near Villefagnan. You're guaranteed to fall in love when driving through the elegant gates into this lovely old farmstead. With a huge courtyard to the front of the property, the main house sits proud at the top with three large bedrooms, two of which are on the ground floor, a good sized dining room, a fitted modern kitchen, an apartment to finish renovating plus several outbuildings, perfect for transforming into further accommodation or for storage. Behind the house is a lovely lawned garden and there's even a cave underneath the house too for the wine - not to be missed.

#### Ground Floor

Entrance Hall : 23,59m<sup>2</sup>, lino

Living Room : 29,17m<sup>2</sup>, floating parquet

Dining Room : 29,35m<sup>2</sup>, tiled floors, fireplace



Kitchen : 17,31m<sup>2</sup>, tiled floors

Back kitchen/stable : 44,98m<sup>2</sup>, concrete and earth floor

Bedroom 1 : 28,34m<sup>2</sup>, floating parquet, fireplace

Bedroom 2 : 27,71m<sup>2</sup>, floating parquet, fireplace

Apartment : Room 1 : 19m<sup>2</sup>, lino, room 2 : 8,4m<sup>2</sup>, lino

WC : 1,7m<sup>2</sup>, tiled floors

Shower Room : 4,84m<sup>2</sup>, tiled floors

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First Floor

Landing : 5,43m<sup>2</sup>, carpet

Bedroom 3 : 13,57m<sup>2</sup>, carpet

Convertible Attic, insulated

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Outside

Barn : 135m<sup>2</sup> with upstairs

Little House : 27,94m<sup>2</sup>, earth floor, fireplace

Pig House : 18,41m<sup>2</sup>

Duck House : 32m<sup>2</sup>

Little House 2 : 24,57m<sup>2</sup>, concrete floor and fireplace

Garage : 19,08m<sup>2</sup>

Grainstore

Workshop : 33m<sup>2</sup>

Laundry Room : 22m<sup>2</sup>



Garden Storage Shed : 37,59m<sup>2</sup>

Hangar : 33,27m<sup>2</sup>

Cellar with boiler

Enclosed gardens

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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:	1
Готовые кв.м.:	210 кв м
Площадь участка:	4.471 кв м

## Room details

Total rooms:	7
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## Building details

Количество этажей:	2
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## Lease terms

Date Available:

## Contact information

IMLIX ID:	IX6.644.992
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