



## Beautiful Character Country House



### Emlakçı Bilgisi

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Experience since:	
Hizmet tipi:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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### İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 169,960.6

### Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Nouvelle-Aquitaine
Şehir/İlçe:	Villefagnan
Posta kodu:	16240
Yayınlandı:	02.09.2024

### Açıklama:

Very pretty three-bedroom house with lots of character and charm. Ideally located in a quiet hamlet, but close to the amenities of Villefagnan and Chef-Boutonne. A pretty flat garden, not overlooked, completes this charming setting.

### - Ground floor:

Lounge (32.50m<sup>2</sup>): tiled floor, French window, open fireplace, exposed stonework

Entrance hall (14.45m<sup>2</sup>): stone floor tiles

Small sitting room (14.70m<sup>2</sup>): tiled floor, fireplace with wood-burning stove

Utility room (18m<sup>2</sup>): concrete floor, washing machine area, exposed stonework

### - 1st floor (access from kitchen):

Mezzanine (6m<sup>2</sup>): wooden floor

Bedroom 1 (8.50m<sup>2</sup>) with bathroom (3.38m<sup>2</sup>): wooden floor, washbasin, bath with shower, heated towel rail, WC

### - 1st floor (access via entrance):

Bathroom (3.85m<sup>2</sup>): wooden floor, washbasin, shower, WC



Bedroom 2 (9.53m<sup>2</sup>): wooden floor

Bedroom 3 (18m<sup>2</sup>) with shower room (3.5m<sup>2</sup>): wooden floor, washbasin, WC, shower

Dressing room 1 (2.76m<sup>2</sup>): wooden floor

Dressing room 2 (2m<sup>2</sup>): wooden floor

- Outside:

Wooden shed

Terrace

Above-ground swimming pool

Garden.

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.

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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.

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Durum: Good

## Genel Bilgiler

Yatak odası: 3  
Banyo: 3  
Arazi Büyüklüğü: 1604 m2

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.052.459

