



Renovated Family Home With 3 Independent Gîtes and Heated Swimming Pool,

16240, Villefagnan, Charente, Nouvelle Aquitaine

* Available * 10 Beds * 1 Bath

Beautiful house with a main house and three cottages (these are sold furnished and equipped). Located in a beautiful setting which includes a heated pool, games room, and parking for 10 cars, on 3862m² of land. Just 5km from

€381,600

Ref: R5473

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French Entrée 

Property Description

Beautiful house with a main house and three cottages (these are sold furnished and equipped). Located in a beautiful setting which includes a heated pool, games room, and parking for 10 cars, on 3862m² of land. Just 5km from Tusson and Villefagnan, and 15km from Ruffec. A very good opportunity for someone who dreams of starting / taking over a gite business.

The main house comprises (172m²):

Ground Floor:

Living room (36m²): parquet floor, exposed stone wall, Charentaise fireplace with wood burner, door to the kitchen and staircase leading to the upper floors with understair cupboard,

Dining room (26 m²): beams, lino, window,

Kitchen (14 m²): fitted, tiled floor, folding doors opening onto a covered terrace, private patio and private garden,

Laundry room (8 m²): tiled floor, built-in wardrobes, gas boiler.

First floor:

Bedroom (26 m²): dressing room, parquet floor, stairs to:

Landing (3 m²) leading to:

Bedroom (22 m²): exposed beams, two windows, carpet and laminate flooring, door leading:

Bathroom (8 m²): large shower, toilet, sink, vanity unit, vinyl floor, exposed stone wall.

Second floor:

Landing (2 m²),

Bedroom (12 m²): seagrass carpet,

Bedroom (10 m²): seagrass carpet,

Bathroom (5 m²): lino, bath, wc, washbasin.

Cottages/ gîtes:

The cottages all benefit from double glazing throughout and fitted kitchens, gas hobs, electric oven and fridge-freezer. They each have their own water heater.

The cottages and collective areas are sold fully furnished and equipped. They are set out as follows:

Gîte 1 (50m²):

Kitchen / living room / dining room (26 m²): tiled floor, cupboard under the stairs, large fireplace with wood stove, electric heating.

First floor:

Landing (2 m²): wooden floor, Bedroom (16 m²): wooden floor and exposed stone walls, built-in wardrobe, electric heater, Bathroom (6 sqm): bath, shower, wc, washbasin. Electric radiator, vinyl floor.

Gîte 2 (55m²):

Kitchen / living room / dining room (26 m²): tiled floor, plumbing for dishwasher. Bedroom (11m²): tiled floor.

First floor:

Landing (2 m²): wooden floor, Bedroom (11 m²), Bathroom (5 m²): bath, shower, wc, washbasin.

Gîte 3 (109m²):

Kitchen / Living room / Dining room (38 m²): tiled floor, dishwasher, French window to the front and French windows leading to the terrace at the end of the farmhouse. Bedroom (13m²): with internal access to the gîte and a door leading directly onto a closed terrace, Shower room (5m²): tiled floor, walk-in shower, toilet, sink.

First floor (chestnut floor everywhere):

Mezzanine (5 m²): Bedroom with full width French window leading to a Juliette balcony, Entrance hall (3m²), Bedroom (19m²) Bathroom (12m²): bath, shower, wc, washbasin.

Outside:

The cottages are located on one side of a central courtyard in the converted longhouse, the other outbuildings are on the other side and include:

Games room (111m²): concrete floor, doors and windows double width style garage door, laundry room, storage room, pool heating, Storeroom (36m²): accessible from outside and through the games room, Cellar (22m²): with lighting and electricity, Stone barn (130m²): possibility to convert it into additional living space, Pool (10 x 5m): heated, paved terrace, covered outdoor area / covered dining area Petanque, Three separate rest areas, Parking for 10 cars, Fenced plot with chicken coop in front, Large (productive) vegetable garden with fruit trees.

This property is sold with the website of the current cottage, and the cottages already have reservations for 2019 that will be included in the sale.

Gallery

