



## Centre of village location,

16240, Villefagnan, Charente, Nouvelle-Aquitaine

\* Available \* 4 Beds

Centre of village location

# €117,720

Ref: BVI25480



## Property Description

Such a lot of property for such a fair price! This large town house is set in the centre of a beautiful and thriving village that offers so much in terms of shops, bars, cafes, schools and local events and with Ruffec just a 15 minute drive away. This property boasts 4 double bedrooms. There is a large attic with superb roof and wooden beams in excellent order just aching to be converted to more habitable space. With fully double glazed windows, electric shutters, oil central heating and pretty courtyard garden set behind double metal gates. N.B. There is also a possibility to buy a further plot (850m<sup>2</sup>) of land / walled garden only 40 m away. This garden has already got: Vegetable garden, chicken coop, garden shed, above ground swimming pool, electricity and water / water metre on site. Very private. Price including agency fees : 117.720 € Price excluding agency fees : 108.000 € Buyer commission included: 9%

