



# Town House With Beautiful Gardens And Independent Apartment,

€148,950

16240, Villefagnan, Charente, Nouvelle-Aquitaine

Ref: R6518

\* Available \* 3 Beds \* 2 Baths

Beautiful old house, full of charm, requiring some refurbishment but with huge potential. The property has two gardens: a walled garden in the centre of the house and a large plot to the rear with an outbuilding at the back. The property benefits from mains drainage and oil fired central heating, all in the heart of Villefagnan. Ground floor -Entrance/office (11m<sup>2</sup>) -Living room with fitted kitchen (28m<sup>2</sup>): carpet -Bedroom 1 (9m<sup>2</sup>): lino -Entrance hall (9m<sup>2</sup>): flagstones, cupboard - Shower room (4m<sup>2</sup>): tiles, washbasin, shower, WC -Study (4m<sup>2</sup>) : lino -Laundry/boiler room (13m<sup>2</sup>): tiled floor First floor (possibility to make an independent flat) -Living room (19m<sup>2</sup>): wooden floor, cupboard -Fitted kitchen/dining room (18m<sup>2</sup>): lino -Bedroom 2 (13m<sup>2</sup>): lino -Bedroom 3 (14m<sup>2</sup>): lino -Bathroom (6m<sup>2</sup>): lino, bath, washbasin, shower -WC (1m<sup>2</sup>): lino -Corridor (4m<sup>2</sup>): lino -Attic (25m<sup>2</sup>) Outside -Private green courtyard with covered terrace (25m<sup>2</sup>) and stone stable (28m<sup>2</sup> on 2 levels) -Enclosed garden with

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**French Entrée** 



## Property Description

Beautiful old house, full of charm, requiring some refurbishment but with huge potential. The property has two gardens: a walled garden in the centre of the house and a large plot to the rear with an outbuilding at the back. The property benefits from mains drainage and oil fired central heating, all in the heart of Villefagnan.

### Ground floor

- Entrance/office (11m<sup>2</sup>)
- Living room with fitted kitchen (28m<sup>2</sup>): carpet
- Bedroom 1 (9m<sup>2</sup>): lino
- Entrance hall (9m<sup>2</sup>): flagstones, cupboard
- Shower room (4m<sup>2</sup>): tiles, washbasin, shower, WC
- Study (4m<sup>2</sup>) : lino
- Laundry/boiler room (13m<sup>2</sup>): tiled floor

### First floor (possibility to make an independent flat)

- Living room (19m<sup>2</sup>): wooden floor, cupboard
- Fitted kitchen/dining room (18m<sup>2</sup>): lino
- Bedroom 2 (13m<sup>2</sup>): lino
- Bedroom 3 (14m<sup>2</sup>): lino
- Bathroom (6m<sup>2</sup>): lino, bath, washbasin, shower
- WC (1m<sup>2</sup>): lino
- Corridor (4m<sup>2</sup>): lino
- Attic (25m<sup>2</sup>)

### Outside

- Private green courtyard with covered terrace (25m<sup>2</sup>) and stone stable (28m<sup>2</sup> on 2 levels)
- Enclosed garden with well and barn of 20m<sup>2</sup>.





