



Pretty Village Property with great potential!,

16240, Villefagnan, Charente, Nouvelle-Aquitaine

* Available * 3 Beds * 2 Baths

Pretty Village Property with great potential!

€172,800

Ref: BVI66667

Telephone: +44 (0) 1225 463752 Email: info@francemedia.com

FranceMediaLtd, Cambridge House, Henry Street, Bath, BA11JS, United Kingdom

French Entrée 

Property Description

This charming village property is located in a peaceful and green setting. The town of Ruffec, along with supermarkets, schools and medical facilities, is less than 10 minutes away by car! The house offers a unique living space and has great potential, as it is currently divided into two distinct parts. It is ideal for those looking for a holiday home, or a property with potential rental income (possible gite business - subject to necessary permissions). The house is set in a large garden of 2086 m².

Access to the first house is through a bright and spacious veranda. The entrance hall leads to a spacious living room with mezzanine above, which would be an ideal office space. There is a fitted kitchen, which leads to a bathroom with shower, a separate toilet and laundry room with gas tank and sink. A bright and accessible bedroom is also on the ground floor. To the rear of the house there is a barn, which is currently set out as a workshop, and a vaulted cellar, providing practical storage space.

Renovations have been started on the second house, but need to be completed. There is a large room which is currently set up to be used as a living room/kitchen.

A corridor to the rear of the building leads to 2 bedrooms and a separate toilet and bathroom to be finished. Adjoining rooms offer further renovation possibilities (subject to any necessary permissions).

Outside, there are 2 garages, providing secure space for your vehicles, along with a large, enclosed garden surrounding the house.

This property has incredible potential, and must be seen to be appreciated fully. Book a visit today!

Price including agency fees : 172 800 €

Price excluding agency fees : 160 000 €

Buyer commission, tax included: 8%



