



Old farmhouse and second house with large garden,

16700, La Faye, Charente, Nouvelle-Aquitaine

* Available * 5 Beds * 1 Bath

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€235,400

Ref: BVI67994

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French Entrée 

Property Description

This charming farmhouse is located on the edge of a small village, just a few minutes drive from the amenities of the town of Ruffec. The property is in a peaceful setting and offers spacious living space with great renovation opportunities (subject to any necessary permissions).

Please note that the main house is currently being rented until 2025.

On the ground floor, there is a welcoming entrance with access to the cellar, and an adjoining WC. A large fitted kitchen leads to a family bathroom, a large bright bedroom and a boiler room. On the other side of the entrance hall, there is a large living/dining room with a fireplace. A second large bedroom is accessible from the living room.

Upstairs, a large landing is located between a third spacious bedroom and a substantial workshop for lovers of painting or crafts.

There is a second house to renovate (subject to necessary permissions) with a living room with sink on the ground floor and two large bedrooms upstairs. There is an attached garage, providing secure parking space.

Outside, there is a large enclosed garden with a total area of 3380 m².

This property requires some updating and renovation, offering exceptional potential to create your dream home. Whether you are looking for a primary residence, a vacation home or a renovation project, this offer is not to be missed. A must see!

Price including agency fees : 235 400 €

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Buyer commission, tax included: 7%



