



## Renovated three bedroom hamlet house with outbuildings,

16240, Villefagnan, Charente, Nouvelle-Aquitaine

\* Available \* 3 Beds \* 2 Baths

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€194,400

Ref: BVI69756

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**French Entrée** 



## Property Description

Located in a hamlet five minutes from Villefagnan, this house, renovated a few years ago, is ready to be lived in.

The entrance hall opens into a living room. From this living room there is a hallway which leads to a shower room, an independent WC, and a lounge/dining room of about 30 m<sup>2</sup>. The kitchen links to this lounge. A storeroom and an office (winter garden) complete the ground floor.

On the first floor, a large landing leads to three bedrooms, a dressing room and a shower room with WC.

Adjoining the house is a laundry room and a garage. A second garage is located in the garden which is planted with trees and fully enclosed.

The property comes with a second house to renovate. It's completely independent from the rest of the property.

Price including agency fees : 194.400 €

Price excluding agency fees : 180.000 €

Buyer commission included: 8%

