



## Pretty stone property with pool, guest annexe, studio and further potential,

16240, Villefagnan, Charente, Nouvelle-Aquitaine

\* Available \* 5 Beds \* 3 Baths

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# €278,200

Ref: BVI66329

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**French Entrée** 

## Property Description

Set in a village just 7km from the town of Villefagnan and a quarter of an hour in the car from the pretty market town of Ruffec, this pretty property offers great income potential. It consists of :

1. The main house comprising a large kitchen/diner with woodburner, a lounge with fireplace, a double bedroom and a shower room on the ground floor. Upstairs a large central landing (currently used as a library and office) gives on to two more double bedrooms and a family bathroom.
2. A renovated guest annexe with a lounge, kitchen and shower room on the ground floor and a bedroom upstairs.
3. A cottage with one large room downstairs (currently a studio / office) and a similarly large room on the first floor.
4. A fourth property that needs renovation but comprises two rooms on the ground floor and a mezzanine.

In addition, there is also a large barn offering great storage, a lovely undercover dining area with a door to the walled pool area with saltwater 10m x 5m swimming pool, a barn/garage, workshop, vaulted wine cellar, boiler room and another room to renovate too.

If you are looking for a property with income potential or with lots of space for friends and family, this one ticks all of the boxes!

Price including agency fees : 278 200 €

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Buyer commission, tax included: 7%



