



3 bed town house with private garden, garage, large outbuilding and gated driveway,

16240, Villefagnan, Charente, Nouvelle-Aquitaine

* Available * 3 Beds * 2 Baths

3 bed town house with private garden, garage, large outbuilding and gated driveway

€167,400

Ref: BVI73402

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French Entrée 

Property Description

This town property is located on a quiet lane with a very private garden and there is gated access leading to a large outbuilding and a garage. The property has 3 bedrooms however if applicable there is scope to add a 4th bedroom.

This pretty home is comprised of an entrance hall leading off to a large light sitting/dining room (with views over the front garden) with a fireplace/log burner. Off the left hand side of the hallway is a downstairs double bedroom and a wc. Leading on from the sitting room you enter a charming fitted kitchen/diner (with an integrated oven, gas hob and extractor) which has patio doors leading out to the private garden with a superb covered terrace/bbq area. To the rear of the ground floor of the home there is a bathroom with a separate shower, a storeroom, a wc and a utility room. On the first floor off the landing there are two double bedrooms, a bathroom/wc, hallway area which could be an office and also a large room which could be converted into a 4th bedroom.

The property benefits from mains drainage and gas central heating.

To the front of the house is the gated access leading into the property's enclosed front garden. To the rear of the property is the gated access leading to the large garage and a second garage/workshop. The rear garden is completely private which is a real attribute for a town property.

The property is located in the pretty market town of Villefagnan which has numerous shops/boutiques, restaurants/cafes and two markets per week. From a location perspective the house positioned only 50 minutes the city of Poitiers with an airport and a TGV train station. Great location.

Price including agency fees : 167.400€

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Buyer commission, tax included: 8%



