



## Magnificent Village House 8 Minutes from Aigre - €399,950



### Agenten-Info

Name:	Christophe GUAY
Name der Firma:	Agence TIC Ruffec
Land:	Frankreich
Erfahrung seit:	1985
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
Telefon:	+33 (545) 710-046
Sprachen:	French
Webseite:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 471,688.17

#### Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Aigre
Postleitzahl:	16140
Veröffentlicht:	05.12.2025

#### Beschreibung:

Located in the historic village of Tusson, this high-end property is bathed in light and full of character, in excellent condition. With its 5 bedrooms and a 6th master bedroom of 102 m2 converted from the attic, the house is ready to move into. Ideal as a family home or for a bed and breakfast project, the furniture can also be included. The medieval village of Tusson offers a very good restaurant, 2 tea rooms, a grocery store and a farm producer/local products.

Heating is provided by mains gas, offering immediate comfort, and you can enjoy a cosy atmosphere in winter thanks to the wood-burning stove. The house is currently equipped with a septic tank, and a connection to mains drainage is planned for a later date, but the property is sold as is.

You will enjoy a charming courtyard with a stone wall, an enclosed garden perfect for creating your own vegetable patch or providing a safe space for children, as well as a raised wooden terrace, ideal for relaxing and enjoying a sunny afternoon. In addition, an annex building already houses a fully equipped gym, ready for use.

This property combines historic charm, modern comfort and hospitality potential, offering a rare opportunity to live in an exceptional setting or develop a tourist business.

#### Ground floor:

-Entrance hall (16m2): tiled floor



- Living room (28m<sup>2</sup>): wooden floor, insert wood burner
- Dining room (20m<sup>2</sup>): wooden floor
- Kitchen (47m<sup>2</sup>): wooden floor, fitted, wood burner
- Hall (11m<sup>2</sup>): wooden floor
- Living room (32m<sup>2</sup>): wooden floor, wood burner, exposed stone
- Study (13m<sup>2</sup>): wooden floor

#### First Floor:

- Bedroom (22m<sup>2</sup>): wooden floor, with private bathroom (6m<sup>2</sup>): wooden floor, bath with shower, WC, washbasin
- Bedroom (16m<sup>2</sup>): wooden floor, exposed stone
- Bedroom (15m<sup>2</sup>): wooden floor
- Bedroom (14m<sup>2</sup>): wooden floor
- Bathroom (7m<sup>2</sup>): wooden floor, washbasin, bath with shower, WC
- Landing (12+11+7m<sup>2</sup>): wooden floor
- Living room (47m<sup>2</sup>): wooden floor, exposed stone, cupboard with water heater

#### On the Second Floor:

- Landing (17m<sup>2</sup>): wooden floor, exposed stone
- Bedroom 5 (45m<sup>2</sup>): wooden floor, exposed stone
- Bathroom (7m<sup>2</sup>): wooden floor, bath, WC, washbasin, exposed stone
- Master Bedroom 6 (102m<sup>2</sup>): wooden floor, exposed stone, bath, 2 washbasins

#### Outside:

- Gym (40m<sup>2</sup>): concrete, equipped; -Courtyard ; -Cellar; -Enclosed garden with stone walls; -Garage: in stone, concrete floor, space for one car
- Storage room; -Wood store

All on a 2,991m<sup>2</sup> plot

Gebaut: 1824

### Allgemein

Schlafzimmer:	6
Badezimmer:	3
Fertige m <sup>2</sup> :	495 m <sup>2</sup>
Grundstücksgröße:	2991 m <sup>2</sup>
Stockwerk Nummer:	1

### Zimmerdetails

Zimmer insgesamt: 10

### Gebäudedetails

Anzahl Etagen:	1
Ausrichtung:	W

### Mietbedingungen

Verfügbar ab:

### Zusätzliche Informationen



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URL der virtuellen Tour: <https://youtu.be/ImrRB966XGQ>

## **Kontaktinformation**

IMLIX ID: IX8.009.873

