



€265950 - Beautiful Pavilion In Immaculate Order With A Basement In The Centre Of Aigre With Large Garden.



Στοιχεία μεσίτη

Όνομα:	Christophe GUAY
Όνομα εταιρείας:	Agence TIC Ruffec
Χώρα:	France
Experience since:	1985
Τύπος υπηρεσίας:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Τηλέφωνο:	+33 (545) 710-046
Languages:	French
Site:	https://tic-ruffec.com

Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	EUR 265,950

Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Aigre
Δημοσιεύθηκε:	28/07/2023

Περιγραφή:

Very attractive three-bedroom (one bedroom in the basement) detached house with basement and lovely, well-kept garden. The house is in immaculate condition, has air/water heat pump central heating (installed in 2022), is connected to mains drainage, has double glazing to all windows, electric shutters, the roof is in good condition and has recently been cleaned, the energy efficiency is fantastic (DPE in C) and has a non-attached outbuilding (carport) large enough to park 3 motorhomes and with 3-Phase electricity! The property is located in the town of Aigre (less than 1h30 from the sea) where you will find all the shops and schools you need all within a short walk.

Ground floor

Veranda 9m2: tiled floor + dining terrace over-looking the gardens

Fitted Kitchen/dining room 23m2: tiled floor

Living room 24m2: tiled floor, door to the veranda



Bedroom 1 15m2: wooden floor

Bedroom 2 15m2: wooden floor

Corridor 7m2: tiled floor

Shower room 7m2: tiled floor, 2 basins, shower, wc

Basement

Garage: electric door, insulated wall

Storeroom 22m2: concrete floor, insulated wall

Shower room 4m2: tiled floor, shower, toilet

Bedroom 3 29m2 Double doors to the gardens (Possibility to make an independent apartment on the ground floor with water feed and waste pipes in place)

Laundry/boiler room 15m2

Cellar 4m2

Outside

Carport 73m2

Enclosed gardens

Information on the risks to which this property is exposed is available on the Georisques website:
www.georisques.gouv.fr

Κατάσταση:	Good
Κατασκευάστηκε:	1978

Κοινά

Κρεβατοκάμαρες:	3
Μπάνια:	2
Τελειωμένα τετραγωνικά πόδια:	122 τ.μ
Μέγεθος αυλής:	1.914 τ.μ



Room details

Total rooms: 5
Indoor Features: Fitted kitchen

Utility details

Heating: Ναί

Building details

Αριθμός ορόφων: 2

Lease terms

Date Available:

Επιπλέον πληροφορίες

Virtual tour URL: <http://www.youtube.com/embed/wfB8kAxPtdI>

Contact information

IMLIX ID: IX4.686.341

