



High-Quality 4 Bedroom Renovated Character House Near Aigre - €287230



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
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Languages:	French
Site:	https://tic-ruffec.com

Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 334,381.45

Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Aigre
Ταχυδρομικός κωδικός:	16140
Δημοσιεύθηκε:	24/05/2026

Περιγραφή:

EXCLUSIVE TO TIC: Near to the town of Aigre, this charming character house has been renovated with authenticity and high-quality finishes. Exposed stone walls, original beams, and spacious rooms create a warm and elegant atmosphere. The house offers four beautiful bedrooms with varnished parquet flooring, dressing rooms, and storage, as well as modern amenities such as electric and solar-powered skylights. Outside is an attached barn, several outbuildings, and a boiler room equipped with a "CIAT" (water-to-water) heat pump and a Viessmann oil-fired boiler as a backup. The 2021 bioclimatic pergola (with electric awning and LEDs) and its barbecue are ideal for relaxing. All this on a 2,198 m² enclosed plot with fruit trees, a well, an electric gate, in a peaceful and pleasant setting. Just a 5-minute walk to a bar/restaurant located in the woods.

Ground Floor:

Entrance (12m²): tiled floor, stone
Living Room (26m²): tiled floor, stone, French doors opening onto the terrace
Kitchen (32.5m²): Custom-made by "Balluteau", fully equipped, tiled floor, stone, exposed beams, fireplace
Office (16m²): tiled floor, built-in wardrobe, sink, two skylights, access to the barn

First Floor:

Bedroom 1 (32.5m²): varnished parquet floor, vegetable garden, two built-in wardrobe units, stone, beautiful view over the fields
Bedroom 2 (16m²): varnished parquet floor
Landing (9m²): varnished



parquet floor, beautiful view down the length of the garden
Hallway (2m²)
WC (1m²): tiled floor
Shower Room (4.5m²): tiled floor, sink, large shower, heated towel rail

Second Floor :

Landing (9m²): varnished parquet flooring, solar skylight with remote control, stone
Bedroom 3 (32m²):

parquet flooring, exposed beams, stone, solar skylight, built-in wardrobe
Bedroom 4 (22m²): varnished

parquet flooring, built-in wardrobe, electric skylight, washroom with toilet and sink: parquet flooring

Exterior:

Enclosed garden (by a "Lippi" fence), lovely, paved terrace with up-lighters
Adjoining barn (66m²):

concrete floor, parking for 2 cars, 300L water heater
Toilet: tiled floor
Stable (32m²): 2500L tank
Boiler

room (30m²): water-to-water heat pump installed in 2012 and oil boiler
Bioclimatic pergola with

BBQ
Gravel parking area: 3 cars with stabilizing grid underneath the gravel
Well, several types of fruit

trees, tap, electric gates
All on a plot of 2198m²

Κατασκευάστηκε: 1889

Κοινά

Κρεβατοκάμαρες: 4
Μπάνια: 1
Τελειωμένα τετραγωνικά πόδια: 214 τ.μ
Μέγεθος αυλής: 2198 τ.μ
Floor Number: 1

Room details

Total rooms: 7

Building details

Αριθμός ορόφων: 1
Orientation: S

Lease terms

Date Available:

Επιπλέον πληροφορίες

Virtual tour URL: <https://youtu.be/3SLWjW1-RaI>

Contact information

IMLIX ID: IX8.504.838



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