

# Beautifully Maintained Stone Bungalow with Spacious Garden and Outbuildings - €129,000



## Info Agente

Nombre:	Christophe GUAY
Nombre empresa:	Agence TIC Ruffec
País:	Francia
Experience since:	1985
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	French
Sitio web:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

## Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 151,566.98

## Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Aigre
Código postal:	16140
Publicado:	06/12/2025

### Descripción:

Charming stone building, renovated in the 1970s and transformed into a pleasant single-storey home. It offers three bright bedrooms, ideal for accommodating family, guests, or a home office depending on your needs. Located in a pleasant village between the market towns of Ruffec and Aigre. It features central gas heating, recently upgraded with new radiators, as well as double glazing with mosquito screens. A new wood-burning stove adds extra comfort for warm winters. The property also includes insulated attic space with flooring. A large hangar and a spacious garage offer great potential. The whole property sits on a large, fully enclosed (dog-proof) garden, perfect for enjoying the outdoors in peace. The roof has been cleaned recently, reflecting the general careful maintenance of this property. A warm and perfectly maintained home, just waiting for its new owners!

### GROUND FLOOR:

Living room (19 m<sup>2</sup>): tiled floor, patio doors  
WC (1 m<sup>2</sup>): laminate floor  
Fitted Kitchen (9.5 m<sup>2</sup>): tiled floor, boiler (heating and hot water)  
Hallway / Entrance (12 m<sup>2</sup>): carpet over tile, useful storage cupboards  
Shower room (4 m<sup>2</sup>): laminate floor, WC, sink, shower, water softener  
Bedroom (17 m<sup>2</sup>): laminate floor, patio doors  
Bedroom (11.5 m<sup>2</sup>): wooden floor  
Bedroom (10.5 m<sup>2</sup>): wooden floor  
Veranda / Porch (8.5 m<sup>2</sup>): tiled floor

Exterior:

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Hangar (70 m2): space for 2 cars, stone walls  
Garage: space for 1 car, electricity  
Small outbuilding: roof redone in 2022  
Enclosed garden  
All on a total plot size of 1,311 m2.

**Común**

Dormitorios:	3
Baños:	1
Pies cuadrados terminados:	86 m2
Tamaño del lote:	1311 m2
Floor Number:	1

**Room details**

Total rooms:	4
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**Building details**

Número de plantas:	1
Orientation:	W

**Lease terms**

Date Available:

**Información adicional**

Virtual tour URL: <https://youtu.be/lufW8DlShrA>

**Contact information**

IMLIX ID: IX8.009.870

