



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



Info Agente

Nombre:	Christophe GUAY
Nombre empresa:	Agence TIC Ruffec
País:	Francia
Experiencia since:	1985
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Teléfono:	+33 (545) 710-046
Languages:	French
Sitio web:	https://tic-ruffec.com

Detalles del anuncio

Propiedad para:	Venta
Precio:	EUR 399,950

Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Aigre
Código postal:	16140
Publicado:	05/12/2025

Descripción:

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 (28m2): wooden floor, insert wood burner
 - Dining room (20m2): wooden floor
 - Kitchen (47m2): wooden floor, fitted, wood burner
 - Hall (11m2): wooden floor
 - Living room (32m2): wooden floor, wood burner, exposed stone
 - Study (13m2): wooden floor
- First Floor:
- Bedroom (22m2): wooden floor, with private bathroom (6m2): wooden floor, bath with shower, WC, washbasin
 - Bedroom (16m2): wooden floor, exposed stone
 - Bedroom (15m2): wooden floor
 - Bedroom (14m2): wooden floor
 - Bathroom (7m2): wooden floor, washbasin, bath with shower, WC
 - Landing (12+11+7m2): wooden floor
 - Living room (47m2): wooden floor, exposed stone, cupboard with water heater

On the Second Floor:

- Landing (17m2): wooden floor, exposed stone
- Bedroom 5 (45m2): wooden floor, exposed stone
- Bathroom (7m2): wooden floor, bath, WC, washbasin, exposed stone
- Master Bedroom 6 (102m2): wooden floor, exposed stone, bath, 2 washbasins

Outside:

- Gym (40m2): 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 2,991m2 plot

Fabricado: 1824

Común

Dormitorios: 6
Baños: 3
Pies cuadrados terminados: 495 m2
Tamaño del lote: 2991 m2
Floor Number: 1

Room details

Total rooms: 10

Building details

Número de plantas: 1
Orientation: W

Lease terms

Date Available:

Información adicional



IMLIX

IMLIX Mercado Inmobiliario
<https://www.imlix.com/es/>

Virtual tour URL: <https://youtu.be/ImrRB966XGQ>

Contact information

IMLIX ID: IX8.009.873

