



## Aigre : Spacious Town House With Private Gardens and Barns - €249,950

### 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 290,981.6

### Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Aigre
Código postal:	16140
Publicado:	27/05/2026

### Descripción:

An impressive stone property conveniently situated in the busy market town of Aigre. Large living area with a fantastic attic just waiting to be finished off to create extra accommodation. With its size and location it could offer a perfect business opportunity for anyone wanting to develop a Bed andamp; Breakfast income. Although in the town the property has a very private and spacious garden along with 2 attractive stone barns. Benefiting from mains drains, double glazing and town gas central heating, a rewire in 2016 and both the master bedroom and large sitting room have reservable heat pumps (air condition and heating). Very flexible accommodation with 2 wings each having a kitchen. All on a total plot size of 1130m2.

### GROUND FLOOR (East Wing):

Entrance 10m2 Tiled floor WC 2m2 Linoleum flooring, hand basin Living room 44m2 Parquet flooring, fireplace, reversible heat pump unit Fitted kitchen 11m2 Linoleum flooring, door to garden

### GROUND FLOOR (West Wing):

Office 15m2 Wooden flooring Fitted kitchen 15m2 Wooden flooring Entrance 2m2 Tiled flooring WC 2m2 Tiled flooring, sink

### UPPER FLOOR:

Landing/Office 16m2 Laminate flooring Bedroom 16m2 Carpet Master Bedroom 16m2 Carpet, reversible



heat pump unit Shower room 9m<sup>2</sup> Linoleum flooring, shower, WC, double sinks (accessible from the master bedroom or hallway) Hallway 8m<sup>2</sup> Linoleum flooring Bathroom 7m<sup>2</sup> Tiled floor, sink, bidet, bathtub with shower, shower WC 1m<sup>2</sup> Linoleum flooring, sink Bedroom 15m<sup>2</sup> Carpet Bedroom 15m<sup>2</sup> Laminate flooring Bedroom 10m<sup>2</sup> Carpet  
**LARGE ATTIC :**  
Insulated ceilings, double-glazed windows  
**EXTERIOR:**  
Enclosed garden, a well, a 155m<sup>2</sup> barn and a 70m<sup>2</sup> barn

## Común

Dormitorios:	5
Baños:	2
Pies cuadrados terminados:	224 m <sup>2</sup>
Tamaño del lote:	1130 m <sup>2</sup>
Floor Number:	1

## Room details

Total rooms:	7
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## Building details

Número de plantas:	1
Orientation:	N

## Lease terms

Date Available:

## Información adicional

Virtual tour URL: <https://youtu.be/nA2EOSVNNgc>

