



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



### Information de l'agent

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Specialties:	
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### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 151,379.96

### Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Aigre
Indicatif régional:	16140
Soumis:	06/12/2025

### Description:

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 m<sup>2</sup>): 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 m<sup>2</sup>.

## Commun

Chambres: 3  
Salle de bains: 1  
Pied carré fini: 86 m<sup>2</sup>  
Dimensions du lot: 1311 m<sup>2</sup>  
Floor Number: 1

## Room details

Total rooms: 4

## Building details

Nombre de pieds carrés: 1  
Orientation: W

## Lease terms

Date Available:

## Information additionnelle

Virtual tour URL: <https://youtu.be/lufW8DIShrA>

## Contact information

IMLIX ID: IX8.009.870

