



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



### Ügynök információ

Név:	Christophe GUAY
Cégnév:	Agence TIC Ruffec
Ország:	France
Experience since:	1985
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments, Houses
Telefon:	+33 (545) 710-046
Languages:	French
Weboldal:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 152,138.5

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Nouvelle-Aquitaine
Város:	Aigre
Irányítószám:	16140
Feladta:	2025. 12. 06.

### Leírás:

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:

Hangar (70 m<sup>2</sup>): space for 2 cars, stone walls  
Garage: space for 1 car, electricity  
Small outbuilding: roof



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redone in 2022  
Enclosed garden  
All on a total plot size of 1,311 m2.

## Gyakori

Hálósobák:	3
Fürdőszobák:	1
Kész négyzetméter:	86 nm
Telekméret:	1311 nm
Floor Number:	1

## Room details

Total rooms:	4
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## Building details

Emeletek száma:	1
Orientation:	W

## Lease terms

Date Available:

## További információ

Virtual tour URL:	<a href="https://youtu.be/lufW8DlShrA">https://youtu.be/lufW8DlShrA</a>
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## Contact information

IMLIX ID:	IX8.009.870
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