



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



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:	https://tic-ruffec.com

Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 469,697.08

Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Nouvelle-Aquitaine
Város:	Aigre
Irányítószám:	16140
Feladta:	2025. 12. 05.

Leírás:

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

Built: 1824

Gyakori

Hálósobák:	6
Fürdőszobák:	3
Kész négyzetméter:	495 nm
Telekméret:	2991 nm
Floor Number:	1

Room details

Total rooms: 10

Building details

Emeletek száma: 1
Orientation: W

Lease terms

Date Available:

További információ

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



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Contact information

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