



## High-Quality 4 Bedroom Renovated Character House Near Aigre - €287230



### Ügynök információ

Név:	Christophe GUAY
Cégnév:	Agence TIC Ruffec
Ország:	France
Experience since:	1985
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments, Houses
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### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 334,381.45

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Nouvelle-Aquitaine
Város:	Aigre
Irányítószám:	16140
Feladta:	2026. 05. 24.

### Leírás:

**EXCLUSIVE TO TIC:** Near to the town of Aigre, this charming character house has been renovated with authenticity and high-quality finishes. Exposed stone walls, original beams, and spacious rooms create a warm and elegant atmosphere. The house offers four beautiful bedrooms with varnished parquet flooring, dressing rooms, and storage, as well as modern amenities such as electric and solar-powered skylights. Outside is an attached barn, several outbuildings, and a boiler room equipped with a "CIAT" (water-to-water) heat pump and a Viessmann oil-fired boiler as a backup. The 2021 bioclimatic pergola (with electric awning and LEDs) and its barbecue are ideal for relaxing. All this on a 2,198 m<sup>2</sup> enclosed plot with fruit trees, a well, an electric gate, in a peaceful and pleasant setting. Just a 5-minute walk to a bar/restaurant located in the woods.

### Ground Floor:

Entrance (12m<sup>2</sup>): tiled floor, stone  
Living Room (26m<sup>2</sup>): tiled floor, stone, French doors opening onto the terrace  
Kitchen (32.5m<sup>2</sup>): Custom-made by "Balluteau", fully equipped, tiled floor, stone, exposed beams, fireplace  
Office (16m<sup>2</sup>): tiled floor, built-in wardrobe, sink, two skylights, access to the barn

### First Floor:

Bedroom 1 (32.5m<sup>2</sup>): varnished parquet floor, vegetable garden, two built-in wardrobe units, stone, beautiful view over the fields  
Bedroom 2 (16m<sup>2</sup>): varnished parquet floor  
Landing (9m<sup>2</sup>): varnished parquet floor, beautiful view down the length of the garden  
Hallway (2m<sup>2</sup>)  
WC (1m<sup>2</sup>): tiled floor  
Shower



Room (4.5m<sup>2</sup>): tiled floor, sink, large shower, heated towel rail

Second Floor :

Landing (9m<sup>2</sup>): varnished parquet flooring, solar skylight with remote control, stone

Bedroom 3 (32m<sup>2</sup>): parquet flooring, exposed beams, stone, solar skylight, built-in wardrobe

Bedroom 4 (22m<sup>2</sup>): varnished parquet flooring, built-in wardrobe, electric skylight, washroom with toilet and sink: parquet flooring

Exterior:

Enclosed garden (by a "Lippi" fence), lovely, paved terrace with up-lighters

Adjoining barn (66m<sup>2</sup>): concrete floor, parking for 2 cars, 300L water heater

Toilet: tiled floor

Stable (32m<sup>2</sup>): 2500L tank

Boiler room (30m<sup>2</sup>): water-to-water heat pump installed in 2012 and oil boiler

Bioclimatic pergola with BBQ

Gravel parking area: 3 cars with stabilizing grid underneath the gravel

Well, several types of fruit trees, tap, electric gates

All on a plot of 2198m<sup>2</sup>

Built: 1889

## Gyakori

Hálósobák:	4
Fürdőszobák:	1
Kész négyzetméter:	214 nm
Telekméret:	2198 nm
Floor Number:	1

## Room details

Total rooms: 7

## Building details

Emeletek száma:	1
Orientation:	S

## Lease terms

Date Available:

## További információ

Virtual tour URL: <https://youtu.be/3SLWjW1-RaI>

## Contact information

IMLIX ID: IX8.504.838

