



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

### 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:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 290,981.6

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Nouvelle-Aquitaine
Város:	Aigre
Irányítószám:	16140
Feladta:	2026. 05. 27.

### Leírás:

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 9m2 Linoleum flooring, shower, WC, double sinks (accessible from the



master bedroom or hallway)Hallway 8m<sup>2</sup> Linoleum flooringBathroom 7m<sup>2</sup> Tiled floor, sink, bidet, bathtub with shower, showerWC 1m<sup>2</sup> Linoleum flooring, sinkBedroom 15m<sup>2</sup> CarpetBedroom 15m<sup>2</sup> Laminate flooringBedroom 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

## Gyakori

Hálósobák:	5
Fürdőszobák:	2
Kész négyzetméter:	224 nm
Telekméret:	1130 nm
Floor Number:	1

## Room details

Total rooms:	7
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## Building details

Emeletek száma:	1
Orientation:	N

## Lease terms

Date Available:

## További információ

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

