



## Elegant Village Residence with Two Additional Properties, Outbuildings, and Enclosed Garden



### Informazioni sull'Agente

Nome:	ArKadia
Nome della ditta:	
Nazione:	United Kingdom
Telefono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 326,229.69

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Aigre
Cap:	16140
Pubblicato:	28/10/2025

### Descrizione:

A rare opportunity to acquire a distinguished detached property in the heart of a village, offering substantial versatility and charm. This grand character home is accompanied by two additional properties, a range of attractive outbuildings, and a private enclosed garden—all set within secure gated grounds. Key Features: Enclosed private garden Walking distance to local amenities Three separate properties Extensive outbuildings and secure parking The main residence retains many original period features including wooden floors, decorative coving, and marble fireplaces. The ground floor comprises an entrance hall, a spacious sitting room with fireplace, a large dining room with fireplace, and a fitted kitchen. On the first floor, a generous landing leads to three large double bedrooms, a family bathroom, and a separate WC. Additional benefits include double glazing, oil-fired central heating, a private well, and a large cellar. The two further dwellings offer excellent potential for guest accommodation, rental opportunities, or multi-generational living (subject to relevant permissions). The first annex features a kitchen, sitting room, and one bedroom. The second annex comprises three rooms on the ground floor, offering scope for flexible use. External Features: Secure gated access opens onto a spacious courtyard providing ample off-street parking, a large garage, a substantial barn, and a charming enclosed garden that offers privacy and tranquillity. Conveniently situated within walking distance of local amenities including a grocery shop and bakery, the property is just 10 minutes from the town of Aigre, which provides schools, a college, and a variety of shops. The larger market town of Mansle, renowned for its authentic charm and twice-weekly markets, is also within easy reach.



## Comune

Camere da letto:	3
Bagni:	1
Finito piedi quadrati:	146 mq
Dimensione del lotto:	1630 mq

## Room details

Total rooms:	6
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## Utility details

Heating Fuel:	Oil
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## Energy efficiency

Energy Use (kWh/m <sup>2</sup> /year):	348
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## Building details

Number of Garages:	1
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## Lease terms

Date Available:

## Informazioni aggiuntive

URL del sito: [http://www.arkadia.com/TXNV-T22795/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/TXNV-T22795/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: F53A83542734455B

