



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



### Informazioni sull'Agente

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Experience since:	1985
Tipo di servizio:	Selling a Property
Specialties:	
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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 152,138.5

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Aigre
Cap:	16140
Pubblicato:	06/12/2025

### Descrizione:

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:



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Hangar (70 m2): space for 2 cars, stone walls  
Garage: space for 1 car, electricity  
Small outbuilding: roof redone in 2022  
Enclosed garden  
All on a total plot size of 1,311 m2.

## Comune

Camere da letto:	3
Bagni:	1
Finito piedi quadrati:	86 mq
Dimensione del lotto:	1311 mq
Floor Number:	1

## Room details

Total rooms:	4
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## Building details

Numero di piani:	1
Orientation:	W

## Lease terms

Date Available:

## Informazioni aggiuntive

Virtual tour URL:	<a href="https://youtu.be/lufW8DIShrA">https://youtu.be/lufW8DIShrA</a>
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## Contact information

IMLIX ID:	IX8.009.870
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