



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



Informazioni sull'Agente

Nome:	Christophe GUAY
Nome della ditta:	Agence TIC Ruffec
Nazione:	France
Experience since:	1985
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefono:	+33 (545) 710-046
Languages:	French
Sito web:	https://tic-ruffec.com

Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 151,566.98

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 m²): tiled floor, patio doors WC (1 m²): laminate floor Fitted Kitchen (9.5 m²): tiled floor, boiler (heating and hot water) Hallway / Entrance (12 m²): carpet over tile, useful storage cupboards Shower room (4 m²): laminate floor, WC, sink, shower, water softener Bedroom (17 m²): laminate floor, patio doors Bedroom (11.5 m²): wooden floor Bedroom (10.5 m²): wooden floor Veranda / Porch (8.5 m²): tiled floor
Exterior:



Hangar (70 m2): space for 2 cars, stone wallsGarage: space for 1 car, electricitySmall 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:	https://youtu.be/lufW8DIShrA
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Contact information

IMLIX ID:	IX8.009.870
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