



## Magnificent Village House 8 Minutes from Aigre - €399,950



### Informazioni sull'Agente

Nome:	Christophe GUAY
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Experience since:	1985
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 467,696.92

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Aigre
Cap:	16140
Pubblicato:	05/12/2025

### Descrizione:

Located in the historic village of Tusson, this high-end property is bathed in light and full of character, in excellent condition. With its 5 bedrooms and a 6th master bedroom of 102 m2 converted from the attic, the house is ready to move into. Ideal as a family home or for a bed and breakfast project, the furniture can also be included. The medieval village of Tusson offers a very good restaurant, 2 tea rooms, a grocery store and a farm producer/local products.

Heating is provided by mains gas, offering immediate comfort, and you can enjoy a cosy atmosphere in winter thanks to the wood-burning stove. The house is currently equipped with a septic tank, and a connection to mains drainage is planned for a later date, but the property is sold as is.

You will enjoy a charming courtyard with a stone wall, an enclosed garden perfect for creating your own vegetable patch or providing a safe space for children, as well as a raised wooden terrace, ideal for relaxing and enjoying a sunny afternoon. In addition, an annex building already houses a fully equipped gym, ready for use.

This property combines historic charm, modern comfort and hospitality potential, offering a rare opportunity to live in an exceptional setting or develop a tourist business.

### Ground floor:

-Entrance hall (16m2): tiled floor



- Living room (28m2): wooden floor, insert wood burner
- Dining room (20m2): wooden floor
- Kitchen (47m2): wooden floor, fitted, wood burner
- Hall (11m2): wooden floor
- Living room (32m2): wooden floor, wood burner, exposed stone
- Study (13m2): wooden floor

**First Floor:**

- Bedroom (22m2): wooden floor, with private bathroom (6m2): wooden floor, bath with shower, WC, washbasin
- Bedroom (16m2): wooden floor, exposed stone
- Bedroom (15m2): wooden floor
- Bedroom (14m2): wooden floor
- Bathroom (7m2): wooden floor, washbasin, bath with shower, WC
- Landing (12+11+7m2): wooden floor
- Living room (47m2): wooden floor, exposed stone, cupboard with water heater

**On the Second Floor:**

- Landing (17m2): wooden floor, exposed stone
- Bedroom 5 (45m2): wooden floor, exposed stone
- Bathroom (7m2): wooden floor, bath, WC, washbasin, exposed stone
- Master Bedroom 6 (102m2): wooden floor, exposed stone, bath, 2 washbasins

**Outside:**

- Gym (40m2): concrete, equipped; -Courtyard ; -Cellar; -Enclosed garden with stone walls; -Garage: in stone, concrete floor, space for one car
- Storage room; -Wood store

All on a 2,991m2 plot

Costruito: 1824

### Comune

Camere da letto:	6
Bagni:	3
Finito piedi quadrati:	495 mq
Dimensione del lotto:	2991 mq
Floor Number:	1

### Room details

Total rooms:	10
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### Building details

Numero di piani:	1
Orientation:	W

### Lease terms

Date Available:

### Informazioni aggiuntive



IMLIX

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<https://www.imlix.com/it/>

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Virtual tour URL: <https://youtu.be/ImrRB966XGQ>

**Contact information**

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