



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

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
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Languages:	French
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Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 249,950

Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Aigre
Cap:	16140
Pubblicato:	27/05/2026

Descrizione:

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 8m² Linoleum flooring Bathroom 7m² Tiled floor, sink, bidet, bathtub with shower, shower WC 1m² Linoleum flooring, sink Bedroom 15m² Carpet Bedroom 15m² Laminate flooring Bedroom 10m² Carpet
LARGE ATTIC :
Insulated ceilings, double-glazed windows
EXTERIOR:
Enclosed garden, a well, a 155m² barn and a 70m² barn

Comune

Camere da letto:	5
Bagni:	2
Finito piedi quadrati:	224 mq
Dimensione del lotto:	1130 mq
Floor Number:	1

Room details

Total rooms:	7
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Building details

Numero di piani:	1
Orientation:	N

Lease terms

Date Available:

Informazioni aggiuntive

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

