



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



Agent Info

Naam:	Christophe GUAY
Bedrijfsnaam:	Agence TIC Ruffec
Mistlampen:	France
Experience since:	1985
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefoon:	+33 (545) 710-046
Languages:	French
Website:	https://tic-ruffec.com

Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 152,138.5

Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Aigre
Postcode:	16140
Geplaatst:	06-12-2025
Omschrijving:	

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 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.

Algemeen

Slaapkamers:	3
Badkamers:	1
Afgewerkte vierkante meter:	86 m ²
Lot Afmeting:	1311 m ²
Floor Number:	1

Room details

Total rooms:	4
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Building details

Aantal verdiepingen:	1
Orientation:	W

Lease terms

Date Available:

Additionele informatie

Virtual tour URL:	https://youtu.be/lufW8DlShrA
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Contact information

IMLIX ID:	IX8.009.870
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