



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



### Agent Info

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### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 471,688.17

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Aigre
Postcode:	16140
Geplaatst:	05-12-2025

### Omschrijving:

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 (20m<sup>2</sup>): wooden floor
- Kitchen (47m<sup>2</sup>): wooden floor, fitted, wood burner
- Hall (11m<sup>2</sup>): wooden floor
- Living room (32m<sup>2</sup>): wooden floor, wood burner, exposed stone
- Study (13m<sup>2</sup>): wooden floor

#### First Floor:

- Bedroom (22m<sup>2</sup>): wooden floor, with private bathroom (6m<sup>2</sup>): wooden floor, bath with shower, WC, washbasin
- Bedroom (16m<sup>2</sup>): wooden floor, exposed stone
- Bedroom (15m<sup>2</sup>): wooden floor
- Bedroom (14m<sup>2</sup>): wooden floor
- Bathroom (7m<sup>2</sup>): wooden floor, washbasin, bath with shower, WC
- Landing (12+11+7m<sup>2</sup>): wooden floor
- Living room (47m<sup>2</sup>): wooden floor, exposed stone, cupboard with water heater

#### On the Second Floor:

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

#### Outside:

- Gym (40m<sup>2</sup>): 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 2,991m<sup>2</sup> plot

Gebouwd: 1824

### Algemeen

Slaapkamers: 6  
Badkamers: 3  
Afgewerkte vierkante meter: 495 m<sup>2</sup>  
Lot Afmeting: 2991 m<sup>2</sup>  
Floor Number: 1

### Room details

Total rooms: 10

### Building details

Aantal verdiepingen: 1  
Orientation: W

### Lease terms

Date Available:

### Additionele informatie

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



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**Contact information**

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