



## listing



### Agent Info

Name: ArKadia  
 Company Name:  
 Country: United Kingdom  
 Phone:  
 Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
 Price: USD 403,778.14

#### Location

Country: France  
 State/Region/Province: Nouvelle-Aquitaine  
 City: Aigre  
 Posted: Nov 07, 2025

#### Description:

**EXCLUSIVE TO BEAUX VILLAGES!** Sitting on the edge of the little market town of Aigre, this large house with mature garden is within walking distance of the town centre with its shops and facilities. It also offers the potential for an independent annex or "granny flat". The accommodation consists of a large open-plan living room off which is the dining room / summer sitting room. Next to the living room is a large modern kitchen with access to the garden to the back of the house. A corridor then provides access to an office, four bedrooms (two with their own ensuite facilities), a family bathroom and a separate WC. Attached to the house is an integral garage which in turn provides access to an annex consisting of an entrance, an office, a kitchen, work / hobby room and a large room above the garage. The park-like garden is laid to lawn and well stocked with mature trees. To the far end are a range of useful garden storage buildings. The town itself offers a range of facilities (shops, supermarket, weekly market etc) and the larger town of Rouillac is just a short drive. Price including agency fees : 350 000 € Price excluding agency fees : 330 189 € Buyer commission, tax included: 6%

#### Common

Bedrooms: 4  
 Bathrooms: 3  
 Finished sq. ft.: 250 sq m  
 Lot Size: 5732 sq m

#### Building details

Outdoor Amenities: Pool



## **Lease terms**

Date Available:

## **Additional information**

Website URL: [http://www.arkadia.com/MLSM-T4257/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T4257/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID: bvi67205

