



## Beautiful 6 Bedroom House With Swimming Pool Near Aigre - €442,000



### Informações do Revendedor

Name:	Christophe GUAY
Nome da Empresa:	Agence TIC Ruffec
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Experience since:	1985
Tipo de Serviço:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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### Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 518,681.74

### Localização

Country:	França
State/Region/Province:	Nouvelle-Aquitaine
Cidade:	Aigre
CEP:	16140
Adicionado:	05/06/2025

### Informação adicional:

Grand house which was formally a Notaire's residence. Situated at the end of a quiet cul-de-sac, with 6 double bedrooms in a village with basic amenities. Even though you are only a few minutes' drive from Aigre, the village has a pizzeria, a grocer's/cafe with a bread counter, a hairdresser, a post office, a primary school, a tennis court and, to top it all off, a beautiful abbey where live events take place throughout the summer. You'll also find yourself just 30 km from Angouleme! The house itself is in very good order throughout and benefits from mains drainage, double glazing and oil-fired central heating. Outside is a front courtyard offering plenty of parking (as well as 2 places outside the main gate) and with a small annexe that could be used as a 'Granny Flat' or a small gym. In addition is a stone barn in the front courtyard crying out for conversion and with mains drains connection ready in place in front. To the rear is a mature garden with a second vehicular access, an inviting swimming pool, covered terrace and a WC with hand basin.

### Ground floor

-Entrance hall (16.11m<sup>2</sup>): tiled floor, storage cupboards-Fitted kitchen (17.33m<sup>2</sup>): tiled floor, oven, hob and extractor fan (other white goods under separate negotiation)-Dining room (17.46m<sup>2</sup>): parquet flooring, cupboard-Living room (53.89): glorious marble tiled floor, wood burner-Corridor (4.52m<sup>2</sup>): parquet flooring-Shower room (2.38m<sup>2</sup>): tiled floor, WC, shower, washbasin-Bedroom 1 (19.92m<sup>2</sup>):



parquet flooring, door to courtyard-Boiler room (8.38m<sup>2</sup>): tiled floor, large sink, washing machine connection

#### 1st floor

-Landing (14.71m<sup>2</sup>): carpet, 3 wardrobes-Bedroom 2 (20.38m<sup>2</sup>) laminate flooring with shower room (2.95m<sup>2</sup>): laminate flooring, WC, shower, washbasin-Corridor (15.02m<sup>2</sup>): fitted carpet-Bedroom 3 (21.42m<sup>2</sup>): parquet flooring-Bedroom 4 (21.69m<sup>2</sup>): parquet flooring, wardrobe-Bedroom 5 (20.32m<sup>2</sup>): parquet flooring, wardrobe-Bathroom (8.44m<sup>2</sup>): tiled floor, bath, washbasin, cupboard, shower-Bedroom 6 (17.84m<sup>2</sup>): parquet flooring, fitted wardrobes

#### 2nd floor

-Room (6.05m<sup>2</sup>): parquet flooring, velux windows-Room (5.06m<sup>2</sup>): parquet flooring, velux windows, leading to -Insulated attic for useful storage

#### Outside

-Garage for 2 cars with 2 oil tanks and concrete floor. Access pit below for keen mechanics-Barn of 55m<sup>2</sup> (possibility of converting it into a dwelling, mains drainage in front). Roof in good condition-Covered terrace-Chlorinated swimming pool with outside shower, WC and washbasin also connected to mains drainage-Courtyard in front of the house-Well-Recreation room or granny annexe (12m<sup>2</sup>) with parquet flooring, double-glazed windows and connections for electric radiators. Bathroom (4m<sup>2</sup>; tiled floor, WC, jacuzzi bath and washbasin)-Enclosed garden-Private parking for 2 cars in the cul-de-sac

### Comum

Quartos de dormir:	6
Banheiro:	4
Pés quadrados acabados:	302 m <sup>2</sup>
Tamanho do lote:	3121 m <sup>2</sup>
Floor Number:	1

### Room details

Total rooms:	9
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### Building details

Número de pisos:	1
Orientation:	W

### Lease terms

Date Available:

### Informação adicional

Virtual tour URL: <https://youtu.be/tRiEVb0fDeg>

### Contact information

IMLIX ID: IX7.344.894



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