

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



## Informações do Revendedor

Name: Christophe GUAY  
Nome da: Agence TIC Ruffec  
Empresa:  
País: França  
Experience since:  
Serviço:  
Specialties:  
Property Type: Apartments, Houses  
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Languages: French  
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## Detalhes do anúncio

Imóveis para: Venda  
Preço: USD 151,566.98

## Localização

Country: França  
State/Region/Province: Nouvelle-Aquitaine  
Cidade: Aigre  
CEP: 16140  
Adicionado: 06/12/2025

### Informação adicional:

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 m<sup>2</sup>): tiled floor, patio doors  
WC (1 m<sup>2</sup>): laminate floor  
Fitted Kitchen (9.5 m<sup>2</sup>): tiled floor, boiler (heating and hot water)  
Hallway / Entrance (12 m<sup>2</sup>): carpet over tile, useful storage cupboards  
Shower room (4 m<sup>2</sup>): laminate floor, WC, sink, shower, water softener  
Bedroom (17 m<sup>2</sup>): laminate floor, patio doors  
Bedroom (11.5 m<sup>2</sup>): wooden floor  
Bedroom (10.5 m<sup>2</sup>): wooden floor  
Veranda / Porch (8.5 m<sup>2</sup>): tiled floor

Exterior:

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Hangar (70 m<sup>2</sup>): 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 m<sup>2</sup>.

**Comum**

Quartos de dormir:	3
Banheiro:	1
Pés quadrados acabados:	86 m <sup>2</sup>
Tamanho do lote:	1311 m <sup>2</sup>
Floor Number:	1

**Room details**

Total rooms:	4
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**Building details**

Número de pisos:	1
Orientation:	W

**Lease terms**

Date Available:

**Informação adicional**

Virtual tour URL: <https://youtu.be/lufW8DlShrA>

**Contact information**

IMLIX ID: IX8.009.870

