



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



Информация об агенте

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| Название: | Christophe GUAY |
| Название компании: | Agence TIC Ruffec |
| Страна: | Франция |
| Experience since: | 1985 |
| Тип услуг: | Selling a Property |
| Specialties: | |
| Property Type: | Apartments, Houses |
| Телефон: | +33 (545) 710-046 |
| Languages: | French |
| Веб-сайт: | https://tic-ruffec.com |

Детали объявления

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|---------------|----------------|
| Недвижимость: | На продажу |
| Цена: | USD 471,688.17 |

Местоположение

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| Страна: | Франция |
| Область: | Nouvelle-Aquitaine |
| Город: | Эгр |
| Почтовый индекс: | 16140 |
| Добавлено: | 05.12.2025 |

Описание:

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 (20m2): wooden floor
- Kitchen (47m2): wooden floor, fitted, wood burner
- Hall (11m2): wooden floor
- Living room (32m2): wooden floor, wood burner, exposed stone
- Study (13m2): wooden floor

First Floor:

- Bedroom (22m2): wooden floor, with private bathroom (6m2): wooden floor, bath with shower, WC, washbasin
- Bedroom (16m2): wooden floor, exposed stone
- Bedroom (15m2): wooden floor
- Bedroom (14m2): wooden floor
- Bathroom (7m2): wooden floor, washbasin, bath with shower, WC
- Landing (12+11+7m2): wooden floor
- Living room (47m2): wooden floor, exposed stone, cupboard with water heater

On the Second Floor:

- Landing (17m2): wooden floor, exposed stone
- Bedroom 5 (45m2): wooden floor, exposed stone
- Bathroom (7m2): wooden floor, bath, WC, washbasin, exposed stone
- Master Bedroom 6 (102m2): wooden floor, exposed stone, bath, 2 washbasins

Outside:

- Gym (40m2): 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 2,991m2 plot

Построен: 1824

Общие

Спальни: 6
Ванные комнаты: 3
Готовые кв.м.: 495 кв м
Площадь участка: 2991 кв м
Floor Number: 1

Room details

Total rooms: 10

Building details

Количество этажей: 1
Orientation: W

Lease terms

Date Available:

Дополнительная информация

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



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Contact information

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