



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



Emlakçı Bilgisi

İsim:	Christophe GUAY
Şirket Adı:	Agence TIC Ruffec
Ülke:	France
Experience since:	1985
Hizmet tipi:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefon:	+33 (545) 710-046
Languages:	French
Web sitesi:	https://tic-ruffec.com

İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 471,688.17

Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Nouvelle-Aquitaine
Şehir/İlçe:	Aigre
Posta kodu:	16140
Yayınlandı:	05.12.2025

Açıklama:

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

Yıl: 1824

Genel Bilgiler

Yatak odası:	6
Banyo:	3
Bitmiş metrekare:	495 m2
Arazi Büyüklüğü:	2991 m2
Floor Number:	1

Room details

Total rooms:	10
--------------	----

Building details

Kat Sayısı:	1
Orientation:	W

Lease terms

Date Available:

Ek Bilgiler

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



IMLIX

IMLIX Gayrimenkul Pazarı

<https://www.imlix.com/tr/>

Contact information

IMLIX ID:

IX8.009.873

