



## Aigre : Spacious Town House With Private Gardens and Barns - €249,950

### 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:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### İlan Detayları

İçin mülk:	Satılık
Fiyat:	EUR 249,950

### Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Nouvelle-Aquitaine
Şehir/İlçe:	Aigre
Posta kodu:	16140
Yayınlandı:	27.05.2026

### Açıklama:

An impressive stone property conveniently situated in the busy market town of Aigre. Large living area with a fantastic attic just waiting to be finished off to create extra accommodation. With its size and location it could offer a perfect business opportunity for anyone wanting to develop a Bed andamp; Breakfast income. Although in the town the property has a very private and spacious garden along with 2 attractive stone barns. Benefiting from mains drains, double glazing and town gas central heating, a rewire in 2016 and both the master bedroom and large sitting room have reservable heat pumps (air condition and heating). Very flexible accommodation with 2 wings each having a kitchen. All on a total plot size of 1130m2.

### GROUND FLOOR (East Wing):

Entrance 10m2 Tiled floorWC 2m2 Linoleum flooring, hand basinLiving room 44m2 Parquet flooring, fireplace, reversible heat pump unitFitted kitchen 11m2 Linoleum flooring, door to garden

### GROUND FLOOR (West Wing):

Office 15m2 Wooden flooringFitted kitchen 15m2 Wooden flooringEntrance 2m2 Tiled flooringWC 2m2 Tiled flooring, sink

### UPPER FLOOR:

Landing/Office 16m2 Laminate flooringBedroom 16m2 CarpetMaster Bedroom 16m2 Carpet, reversible heat pump unitShower room 9m2 Linoleum flooring, shower, WC, double sinks (accessible from the



master bedroom or hallway)Hallway 8m2 Linoleum flooringBathroom 7m2 Tiled floor, sink, bidet, bathtub with shower, showerWC 1m2 Linoleum flooring, sinkBedroom 15m2 CarpetBedroom 15m2 Laminate flooringBedroom 10m2 Carpet  
LARGE ATTIC :  
Insulated ceilings, double-glazed windows  
EXTERIOR:  
Enclosed garden, a well, a 155m2 barn and a 70m2 barn

## Genel Bilgiler

Yatak odası:	5
Banyo:	2
Bitmiş metrekare:	224 m2
Arazi Büyüklüğü:	1130 m2
Floor Number:	1

## Room details

Total rooms:	7
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## Building details

Kat Sayısı:	1
Orientation:	N

## Lease terms

Date Available:

## Ek Bilgiler

Virtual tour URL: <https://youtu.be/nA2EOSVNNgc>

