



## €336800 - Beautiful Stone House with 5 Bedrooms and Swimming Pool. Gite Possibility



### Agenten-Info

Name:	Christophe GUAY
Name der Firma:	Agence TIC Ruffec
Land:	Frankreich
Erfahrung seit:	1985
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
Telefon:	+33 (545) 710-046
Sprachen:	French
Webseite:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	EUR 336,800

#### Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Aigre
Veröffentlicht:	22.01.2025

#### Beschreibung:

Beautiful and tastefully renovated 18th-century stone house. The house has 5 bedrooms and spacious accommodation. Outside, there is an attached stone barn, a hangar, a swimming pool and a lovely walled garden. The property benefits from heat pump central heating installed in 2023, double-glazed windows and 3 new water heaters. There is the possibility of creating a small independent apartment in the house for visitors.

Situated in a hamlet between Ruffec and Tusson.

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In detail, the property comprises:

#### Ground floor:

Kitchen (21m<sup>2</sup>): lino, equipped

Living room (34m<sup>2</sup>): tiled floor, stove in fireplace, stone walls and exposed beams

Bathroom (11m<sup>2</sup>): tiled, bathtub, double washbasin, Italian shower



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Laundry room (8m<sup>2</sup>): tiled floor, cupboard / closet  
WC (1m<sup>2</sup>): tiled floor  
Living room (70m<sup>2</sup>): concrete floor, exposed stonework, large bay window, mezzanine above one section  
Pool equipment room (3m<sup>2</sup>): soundproofed  
Bedroom with kitchenette (30m<sup>2</sup>): tiled floor. Possibility of converting into guest apartment  
Shower room (4m<sup>2</sup>): WC, shower, washbasin, tiled floor  
Dressing room (4m<sup>2</sup>): tiled floor

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## Second floor:

Landing (4m<sup>2</sup>): parquet floor, staircase leading from living room

Bedroom 1 (14m<sup>2</sup>): parquet floor  
Bedroom 2 (12m<sup>2</sup>): parquet floor  
Bedroom 3 (19m<sup>2</sup>): parquet floor, WC (4m<sup>2</sup>): floorboard/carpet, wc, washbasin, possibility of converting to shower room  
Staircase from living room to mezzanine: floorboard/carpet, exposed stonework  
Bedroom 4 (16m<sup>2</sup>): wooden floor, exposed stonework

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## Outside:

Attached barn (50m<sup>2</sup>): space for two cars, mezzanine, boiler  
Hangar : space for one car.  
Swimming pool: 9.5 x 5m, 1.60m deep (curved bottom). Alarm, summer cover and separate winter cover.  
Terrace, walled garden, well and all on a total plot of 1352m<sup>2</sup>

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Information on the risks to which this property is exposed is available on the Georisques website:  
[www.georisques.gouv.fr](http://www.georisques.gouv.fr)

Gebaut: 1800

### **Allgemein**

Schlafzimmer: 5  
Badezimmer: 2  
Fertige m<sup>2</sup>: 311 m<sup>2</sup>  
Grundstücksgröße: 1.352 m<sup>2</sup>

### **Zimmerdetails**

Zimmer insgesamt: 8



## Versorgungsdetails

Heizung: Ja

## Gebäudedetails

Außen-Ausstattung: Pool

Anzahl Etagen: 2

## Mietbedingungen

Verfügbar ab:

## Kontaktinformation

IMLIX ID: IX6.617.249

