



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

### اطلاعات مشاور املاک

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Agence TIC Ruffec	نام شرکت:
France	کشور:
1985	Experience since:
Selling a Property	نوع خدمات:
	Specialties:
Apartments, Houses	Property Type:
+33 (545) 710-046	تلفن ثابت:
French	Languages:
<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>	وب سایت:



### توضیحات آگهی

فروش  
EUR 336,800  
آگهی برای:  
قیمت:

### اطلاعات مکانی

کشور:  
استان:  
شهر:  
تاریخ آگهی:  
توضیحات:  
France  
Nouvelle-Aquitaine  
Aigre  
2025/01/22

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  
Laundry room (8m<sup>2</sup>): tiled floor, cupboard / closet



WC (1m2): tiled floor

Living room (70m2): concrete floor, exposed stonework, large bay window, mezzanine above one section

Pool equipment room (3m2): soundproofed

Bedroom with kitchenette (30m2): tiled floor. Possibility of converting into guest apartment

Shower room (4m2): WC, shower, washbasin, tiled floor

Dressing room (4m2): tiled floor

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Second floor:

Landing (4m2): parquet floor, staircase leading from living room

Bedroom 1 (14m2): parquet floor

Bedroom 2 (12m2): parquet floor

Bedroom 3 (19m2): parquet floor, WC (4m2): floorboard/carpet, wc, washbasin, possibility of converting to shower room

Staircase from living room to mezzanine: floorboard/carpet, exposed stonework

Bedroom 4 (16m2): wooden floor, exposed stonework

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Outside:

Attached barn (50m2): 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 1352m2

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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)

1800

ساخته:

## اطلاعات عمومی

5

اتاق خواب:

2

اتاق خواب:

311 متر

فوت مربع تمام شده:

352.1 متر

زیر بنا:

## Room details

8

Total rooms:

## Utility details



بله

Heating:

Pool  
2

**Building details**

Outdoor Amenities:  
تعداد طبقات:

**Lease terms**

Date Available:

**Contact information**

IX6.617.249

IMLIX ID:

