



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



Informazioni sull'Agente

Nome:	Christophe GUAY
Nome della ditta:	Agence TIC Ruffec
Nazione:	France
Experience since:	1985
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefono:	+33 (545) 710-046
Languages:	French
Sito web:	https://tic-ruffec.com

Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 336,800

Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Aigre
Publicato:	22/01/2025

Descrizione:

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.

In detail, the property comprises:

Ground floor:

Kitchen (21m²): lino, equipped

Living room (34m²): tiled floor, stove in fireplace, stone walls and exposed beams

Bathroom (11m²): tiled, bathtub, double washbasin, Italian shower



Laundry room (8m²): 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

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

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

Information on the risks to which this property is exposed is available on the Georisques website:

www.georisques.gouv.fr

Costruito: 1800

Comune

Camere da letto: 5
Bagni: 2
Finito piedi quadrati: 311 mq
Dimensione del lotto: 1.352 mq

Room details

Total rooms: 8



Utility details

Heating: Si

Building details

Outdoor Amenities: Pool

Numero di piani: 2

Lease terms

Date Available:

Contact information

IMLIX ID: IX6.617.249

