



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



### Agent Info

Naam:	Christophe GUAY
Bedrijfsnaam:	Agence TIC Ruffec
Mistlampen:	France
Experience since:	1985
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefoon:	+33 (545) 710-046
Languages:	French
Website:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Advertentie details

Vastgoed voor:	Koop
Prijs:	EUR 336,800

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Aigre
Geplaatst:	22-01-2025

### Omschrijving:

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



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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)

Gebouwd: 1800

## **Algemeen**

Slaapkamers: 5

Badkamers: 2

Afgewerkte vierkante meter: 311 m<sup>2</sup>

Lot Afmeting: 1.352 m<sup>2</sup>

## **Room details**

Total rooms: 8

## **Utility details**



Heating: Ja

## **Building details**

Outdoor Amenities: Pool

Aantal verdiepingen: 2

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX6.617.249

