



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



### 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 336,800

### Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Nouvelle-Aquitaine
Şehir/İlçe:	Aigre
Yayınlandı:	22.01.2025

### Açıklama:

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 (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

-----  
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](http://www.georisques.gouv.fr)

Yıl: 1800

## **Genel Bilgiler**

Yatak odası:	5
Banyo:	2
Bitmiş metrekare:	311 m2
Arazi Büyüklüğü:	1.352 m2

## **Room details**

Total rooms:	8
--------------	---

## **Utility details**



IMLIX

IMLIX Gayrimenkul Pazarı

<https://www.imlix.com/tr/>

Heating:

Evet

### Building details

Outdoor Amenities:

Pool

Kat Sayısı:

2

### Lease terms

Date Available:

### Contact information

IMLIX ID:

IX6.617.249

