

# €249000 - Fabulous 3 Bedroom Character Property With Gorgeous Gardens Leading Towards The River

## معلومات الوكيل

Christophe GUAY	اسم:
Agence TIC Ruffec	اسم الشركة:
France	بلد:
1985	Experience since:
Selling a Property	نوع الخدمة:
	Specialties:
Apartments, Houses	Property Type:
+33 (545) 710-046	هاتف:
French	Languages:
<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>	موقع الكتروني:



## تفاصيل الاعلان

عقار لل: تخفيف السعر  
 السعر: USD 270,937.77

## موقع

بلد: France  
 الدولة / المنطقة / المحافظة: Nouvelle-Aquitaine  
 مدينة: Aunac  
 نشر: 28/06/2024  
 وصف:

A beautiful farmhouse in immaculate order located in a small village on the edge of the river Charente. The beautifully maintained garden leads down towards the river itself and is accessed via the garden gate and across a small lane. The attractive riverside village is very quiet with no through traffic and so only locals using the small lanes. At the same time the village is under 4kms from the small town of Aunac and is also close to the larger market towns of Ruffec and Mansle.

The 'Longere' style stone house offers spacious accommodation with 3 reception rooms, 3 bedrooms and 2 bathrooms. The property has oil central heating, is mainly double glazed and the sanitation system is conforming. Oozing character throughout such as the old oak beams, exposed stone walls, original fireplaces with efficient wood burners, but with the above modern comforts.

## Ground floor

- Fitted kitchen (29m2): tiled floor, wood stove, exposed stone and beams
- Dining room (27m2): wooden floor, exposed beams

- Living room (30m2): wooden floor, wood stove, door leading to the terrace, exposed stone and beams

- Boiler room (7m2): concrete floor, Visselman central heating boiler, water softener, possibility of installing a toilet

-----  
1st floor

- Bedroom 1 from the mezzanine (35m2) laminate flooring, exposed stone and beams with private shower room (3m2)::; lino, sink, toilet, shower

-Landing (10m2): laminate flooring

-Bedroom 2 (12.5m2): laminate flooring

-Bedroom 3 (11.6m2): laminate flooring

-WC (1.5m2): tiled floor

-Bathroom (7m2): tiled floor, shower, sink and bath

-----  
Outside

-Covered dining terrace, courtyard, beautiful garden with gate access across the lane to the Charente river

-Stone barn of 110m2 with mezzanine and electricity, space to park a car

-Workshop of 18m2 with concrete floor and electricity

-Small stable of 15m2

-Summer kitchen of 8m2 with covered terrace, storage room and toilet (possibility of creating a small guest studio)

-----  
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)

3	<b>مشترى</b>
2	غرف نوم:

الحمامات:

م 167  
م 53.1تشطيل قدم مربع:  
حجم كبير:6  
Fitted kitchen**Room details**

Total rooms:

Indoor Features:

نعم فعال

**Utility details**

Heating:

2

**Building details**

عدد الطوابق:

<http://www.youtube.com/embed/H7IyKw-UGkA>**معلومات إضافية**  
Virtual tour URL:

IX5.868.888

**Contact information**

IMLIX ID:

