



€180850 - Beautiful Stone House with Lovely Garden and Many Outbuildings



Agenten-Info

Name:	Christophe GUAY
Name der Firma:	Agence TIC Ruffec
Land:	Frankreich
Erfahrung seit:	1985
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
Telefon:	+33 (545) 710-046
Sprachen:	French
Webseite:	https://tic-ruffec.com

Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 198,501.85

Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Aunac
Veröffentlicht:	03.10.2024

Beschreibung:

2-bedroom house (but with the possibility of making at least 2 more) in a very pretty hamlet less than 10 minutes from Aunac-sur-Charente. The house needs some updating but is immediately habitable. The numerous outbuildings provide plenty of storage capacity or can be converted into living space (with the necessary authorisations) and the lovely garden means you can enjoy the Charente heat without suffering too much. A property full of potential and character, ideal for a family.

Ground floor

- Fitted kitchen (15m²): tiled floor
- Dining room (17m²): parquet flooring (needs redoing), bay window
- Cellar (17m²): could be converted into a bedroom
- Bedroom 1 (11m²): parquet flooring



- WC (2m²): tiled floor, washbasin, connection for washing machine
- Hall (3m²): tiled floor, flue for fireplace
- Bathroom (14m²): tiled floor, bath, washbasin, walk-in shower
- Study (11m²): parquet flooring
- Living room (45m²): tiled floor, pellet stove, bay window, exposed stonework

1st floor

- Mezzanine (65m²): parquet flooring, stone walls and exposed beams
- Bedroom 2 (14m²): parquet flooring, no windows, exposed stonework
- Shower room (11m²): parquet flooring, WC, washbasin, shower
- Room/Grenier (50m²): insulated, 2 windows

Exterior

- Wooded garden with fish pond
- Shed for 3 cars (72m²) with concrete floor
- 30m² stable (concrete floor) with mezzanine
- 50m³ cistern with pump and irrigation
- Hangar for 2 cars, 50m²
- 32m² workshop with concrete floor and electricity
- 70m² pigsty with electricity and concrete floor

Information on the risks to which this property is exposed is available on the Georisques website:
www.georisques.gouv.fr



Allgemein

Schlafzimmer:	3
Badezimmer:	2
Fertige m ² :	225 m ²
Grundstücksgröße:	2.841 m ²

Zimmerdetails

Zimmer insgesamt:	4
Innenausstattung:	Fitted kitchen

Gebäudedetails

Anzahl Etagen:	2
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Mietbedingungen

Verfügbar ab:

Kontaktinformation

IMLIX ID: IX6.150.861

