



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



Info Agente

Nombre:	Christophe GUAY
Nombre empresa:	Agence TIC Ruffec
País:	Francia
Experiencia since:	1985
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Teléfono:	+33 (545) 710-046
Languages:	French
Sitio web:	https://tic-ruffec.com

Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 198,501.85

Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Aunac
Publicado:	03/10/2024

Descripción:

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



Común

Dormitorios:	3
Baños:	2
Pies cuadrados terminados:	225 m2
Tamaño del lote:	2.841 m2

Room details

Total rooms:	4
Indoor Features:	Fitted kitchen

Building details

Número de plantas:	2
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Lease terms

Date Available:

Contact information

IMLIX ID: IX6.150.861

