



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



### Information de l'agent

Nom:	Christophe GUAY
Nom de compagnie:	Agence TIC Ruffec
Pays:	France
Expérience since:	1985
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Téléphone:	+33 (545) 710-046
Languages:	French
Site web:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 277,217.68

#### Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Aunac
Soumis:	28/06/2024

#### Description:

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 (29m<sup>2</sup>): tiled floor, wood stove, exposed stone and beams
- Dining room (27m<sup>2</sup>): wooden floor, exposed beams



- Living room (30m<sup>2</sup>): wooden floor, wood stove, door leading to the terrace, exposed stone and beams

- Boiler room (7m<sup>2</sup>): concrete floor, Visseman central heating boiler, water softener, possibility of installing a toilet

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## 1st floor

- Bedroom 1 from the mezzanine (35m<sup>2</sup>) laminate flooring, exposed stone and beams with private shower room (3m<sup>2</sup>); lino, sink, toilet, shower

-Landing (10m<sup>2</sup>): laminate flooring

-Bedroom 2 (12.5m<sup>2</sup>): laminate flooring

-Bedroom 3 (11.6m<sup>2</sup>): laminate flooring

-WC (1.5m<sup>2</sup>): tiled floor

-Bathroom (7m<sup>2</sup>): tiled floor, shower, sink and bath

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## Outside

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

-Stone barn of 110m<sup>2</sup> with mezzanine and electricity, space to park a car

-Workshop of 18m<sup>2</sup> with concrete floor and electricity

-Small stable of 15m<sup>2</sup>

-Summer kitchen of 8m<sup>2</sup> with covered terrace, storage room and toilet (possibility of creating a small guest studio)

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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)

## Commun

Chambres:

3



Salle de bains: 2  
Pied carré fini: 167 m<sup>2</sup>  
Dimensions du lot: 1.53 m<sup>2</sup>

## Room details

Total rooms: 6  
Indoor Features: Fitted kitchen

## Utility details

Heating: Oui

## Building details

Nombre de pieds carrés: 2

## Lease terms

Date Available:

## Information additionnelle

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

## Contact information

IMLIX ID: IX5.868.888

