



## €234000 - Detached Countryside Property With A Beautiful Garden



### Ügynök információ

Név:	Christophe GUAY
Cégnév:	Agence TIC Ruffec
Ország:	France
Experience since:	1985
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments, Houses
Telefon:	+33 (545) 710-046
Languages:	French
Weboldal:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 258,755.88

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Nouvelle-Aquitaine
Város:	Aunac
Feladta:	2024. 08. 29.

#### Leírás:

Charming detached countryside property with a beautiful garden of over half an acre, and a superb summer lounge of 52m2.

The property is tucked away in a small hamlet 5km from the pretty village of Aunac which has local commerce, and 10 minutes by car from the stunning Verteuil-Sur-Charente.

Some modernisation is required, but this is an enticing property, ideal as either a second/holiday home, or as a permanent residence, and not to be missed.

In detail it comprises :-

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#### Ground floor:

Entrance hall/dining-hall (28m2) A fixed wall unit houses the washing machine (included). Door the front garden, and access to the barn.



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Kitchen (16m<sup>2</sup>) Tiled floor, chimney, and a range of free-standing units which will remain, as well as the fridge-freezer.

Sitting room (23m<sup>2</sup>) Beams and tiled floor. Fireplace.

Summer lounge (52m<sup>2</sup>) with a full height ceiling, a mezzanine (with access to bedrooms 1 and 2), and a fireplace

Shower room with wc

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Upstairs :-

Landing with a large walk-in cupboard

Bedroom 1 (12.25m<sup>2</sup>) Wooden floor. Door leading to the mezzanine of the summer lounge.

Bedroom 2 (12m<sup>2</sup>) Wooden floor. Built-in cupboard. Door leading to a small room which opens onto the mezzanine.

Bedroom 3 (16m<sup>2</sup>) Beams and wooden floor

Bathroom (3.5m<sup>2</sup>) Bath (with a shower head) basin and wc

Attic above the entire surface of the upstairs

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Outside :

Barn (40m<sup>2</sup>) Concrete floor and full-height doors

2 covered terraces, ideal for outdoor dining

Mature garden around the property with a water reserve with a pump (around 2 years old) - useful for watering the garden

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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)

Built: 1841

**Gyakori**



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Hálósobák:	3
Fürdőszobák:	2
Kész négyzetméter:	186 nm
Telekméret:	2.314 nm

## Room details

Total rooms:	7
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## Building details

Emeletek száma:	2
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## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.050.978

