



## Detached Countryside Property With A Beautiful Garden



### Ügynök információ

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### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 258,755.88

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Nouvelle-Aquitaine
Város:	Aunac
Irányítószám:	16460
Feladta:	2024. 09. 02.

### Leírás:

Charming detached countryside property with a beautiful garden of over half an acre, and a superb summer lounge of 52m<sup>2</sup>.

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.

### - Ground floor:

Entrance hall/dining-hall (28m<sup>2</sup>) A fixed wall unit houses the washing machine (included). Door the front garden, and access to the barn.

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

- 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

- 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.

The department of Charente is located in the centre-west of France and is part of the Poitou-Charentes region along with Deux Sevres, Charente Maritime and the Vienne department.

Its name as is often the case comes from the river Charente which snakes through the department. Two local dialects are spoken in the area, Saintongeais in the west and Occitan to the east.

Charente is a thriving department for several reasons, Cognac production is one of the most interesting and profitable industries, the export level of approx. 95% is a success, the consumption in France being only 5% (some say they keep the best 5% in France!).

The department has many typical towns, Angouleme in the south east for example hosts an international festival that attracts hundreds of visitors and is not to be missed.

The region is popular with hikers, bikers and nature lovers who like to discover the woodlands, lakes and streams that are part of this amazing landscape.

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We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

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Állapot: Good

## **Gyakori**

Hálósobák: 3  
Fürdőszobák: 2  
Telekméret: 2314 nm

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX6.052.464

