



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



Informazioni sull'Agente

Nome:	Christophe GUAY
Nome della ditta:	Agence TIC Ruffec
Nazione:	France
Experience since:	1985
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefono:	+33 (545) 710-046
Languages:	French
Sito web:	https://tic-ruffec.com

Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 194,692.67

Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Aunac
Publicato:	03/10/2024

Descrizione:

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



Comune

Camere da letto:	3
Bagni:	2
Finito piedi quadrati:	225 mq
Dimensione del lotto:	2.841 mq

Room details

Total rooms:	4
Indoor Features:	Fitted kitchen

Building details

Numero di piani:	2
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Lease terms

Date Available:

Contact information

IMLIX ID: IX6.150.861

