



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



Agent Info

Name:	Christophe GUAY
Company Name:	Agence TIC Ruffec
Country:	France
Experience since:	1985
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Phone:	+33 (545) 710-046
Languages:	French
Website:	https://tic-ruffec.com

Listing details

Property for:	Sale
Price:	EUR 249,000

Location

Country:	France
State/Region/Province:	Nouvelle-Aquitaine
City:	Aunac
Posted:	Jun 28, 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 (29m²): tiled floor, wood stove, exposed stone and beams
- Dining room (27m²): wooden floor, exposed beams



-
- Living room (30m²): wooden floor, wood stove, door leading to the terrace, exposed stone and beams
 - Boiler room (7m²): concrete floor, Visseman central heating boiler, water softener, possibility of installing a toilet

1st floor

- Bedroom 1 from the mezzanine (35m²) laminate flooring, exposed stone and beams with private shower room (3m²); lino, sink, toilet, shower
- Landing (10m²): laminate flooring
- Bedroom 2 (12.5m²): laminate flooring
- Bedroom 3 (11.6m²): laminate flooring
- WC (1.5m²): tiled floor
- Bathroom (7m²): tiled floor, shower, sink and bath

Outside

- Covered dining terrace, courtyard, beautiful garden with gate access across the lane to the Charente river
- Stone barn of 110m² with mezzanine and electricity, space to park a car
- Workshop of 18m² with concrete floor and electricity
- Small stable of 15m²
- Summer kitchen of 8m² with covered terrace, storage room and toilet (possibility of creating a small guest studio)

Information on the risks to which this property is exposed is available on the Georisques website:
www.georisques.gouv.fr

Common

Bedrooms:	3
Bathrooms:	2



Finished sq. ft.: 167 sq m
Lot Size: 1.53 sq m

Room details

Total rooms: 6
Indoor Features: Fitted kitchen

Utility details

Heating: Yes

Building details

Number of Floors: 2

Lease terms

Date Available:

Additional information

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

Contact information

IMLIX ID: IX5.868.888

