



## €92000 - Pretty Stone House with Two Bedrooms in the Centre of Aunac



### 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:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Listing details

Property for:	Sale
Price:	EUR 92,000

### Location

Country:	France
State/Region/Province:	Nouvelle-Aquitaine
City:	Aunac
Posted:	Aug 16, 2024

### Description:

Very Sweet Stone House in the Centre of Aunac. With a large, light and airy living room, two large bedrooms upstairs and a convertible attic, this lovely house is perfect for a family or a peaceful holiday house. There are all commodities close by including a new medical centre, pharmacy, shop and bar but the house is tucked away down a quiet lane. What's more, there's a nice big barn and a little garden to soak up the sun too, plus the river Charente close by to dip your toes in...

Hurry!

### Ground Floor

Living Room : 23,49m<sup>2</sup>, parquet, woodburner

Kitchen : 12,99m<sup>2</sup>, tiles, wood fired stove, stairs to a wine cellar of 12,12m<sup>2</sup>

Veranda : 5,3m<sup>2</sup>, tiles

Shower Room and WC : 2,2m<sup>2</sup>, tiles



Utility Room : 7,8m<sup>2</sup>, tiles, sink, plumbing for washing machine, sink

1st Floor

Bedroom 1 : 25,85m<sup>2</sup>, parquet

Bedroom 2 : 26m<sup>2</sup>, parquet, fireplace

Convertible Attic of 58m<sup>2</sup>

Outside

Barn 70m<sup>2</sup> and small 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)

### **Common**

Bedrooms:	2
Bathrooms:	1
Finished sq. ft.:	104 sq m
Lot Size:	265 sq m

### **Room details**

Total rooms:	4
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### **Building details**

Number of Floors:	3
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### **Lease terms**

Date Available:

### **Additional information**

Virtual tour URL:	<a href="http://www.youtube.com/embed/ToEvqKy8xLs">http://www.youtube.com/embed/ToEvqKy8xLs</a>
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### **Contact information**

IMLIX ID:	IX6.023.513
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IMLIX

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