



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



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
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Languages:	French
Website:	https://tic-ruffec.com

Listing details

Property for:	Sale
Price:	USD 198,501.85

Location

Country:	France
State/Region/Province:	Nouvelle-Aquitaine
City:	Aunac
Posted:	Oct 03, 2024

Description:

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



Common

Bedrooms:	3
Bathrooms:	2
Finished sq. ft.:	225 sq m
Lot Size:	2.841 sq m

Room details

Total rooms:	4
Indoor Features:	Fitted kitchen

Building details

Number of Floors:	2
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Lease terms

Date Available:

Contact information

IMLIX ID:	IX6.150.861
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