



## €250000 - Village House Near Shops With Garden and Outbuildings



### Informações do Revendedor

Name:	Christophe GUAY
Nome da	Agence TIC Ruffec
Empresa:	
País:	França
Experience	1985
since:	
Tipo de	Selling a Property
Serviço:	
Specialties:	
Property Type:	Apartments, Houses
Telefone:	+33 (545) 710-046
Languages:	French
Website:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 284,133.08

### Localização

Country:	França
State/Region/Province:	Nouvelle-Aquitaine
Cidade:	Aunac
Adicionado:	28/07/2023

### Informação adicional:

Five bedroomed old house with several outbuildings and a beautiful garden. The property is situated in a pretty village, crossed by the river Charente, with all basic amenities. The house is in good general condition; just some updating may be required. A nice opportunity for people looking for an old house, close to amenities but away from the hustle and bustle of the city.

-----

### Basement

-Kitchen/living room (26,11m2) : lino

-Laundry room (7,5m2) : WC, shower, washing machine connection

-Large cellar under the entrance, and the two living rooms

-----



## Ground floor

- Living room 1 (19,50m<sup>2</sup>): tiled floor, open fireplace
- Entrance hall (8,40m<sup>2</sup>): tiled floor
- Living room 2 (19,52m<sup>2</sup>): tiled floor
- Fitted and equipped kitchen (13,35m<sup>2</sup>) : tiled floor
- Shower room (4,50m<sup>2</sup>): lino, shower, basin
- WC (1,97m<sup>2</sup>) : WC
- Bedroom 1 (8,53m<sup>2</sup>): tiled floor, cupboard

-----

## 1st floor

- Bedroom 2 (10,15m<sup>2</sup>) : seagrass, sink, cupboard
- Bedroom 3 (13,51m<sup>2</sup>) : wooden floor, cupboard
- Bedroom 4 (12,12m<sup>2</sup>) : wooden floor
- Bedroom 5 (13,60m<sup>2</sup>) : wooden floor
- Terrace overlooking the garden, level with the bedrooms
- Corridor (6,14m<sup>2</sup>)
- WC (1,52m<sup>2</sup>): tiled floor

-----

## Exterior

- Garage (15,20m<sup>2</sup>): concrete floor
- Small barn (15m<sup>2</sup>): concrete floor
- Workshop (11,70m<sup>2</sup>): concrete floor, attic above
- Small roofs



-Above ground pool

-Garden

-----

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)

Construído: 1887

## Comum

Quartos de dormir:	5
Banheiro:	2
Pés quadrados acabados:	185 m <sup>2</sup>
Tamanho do lote:	2.34 m <sup>2</sup>

## Room details

Total rooms:	9
--------------	---

## Building details

Número de pisos:	3
------------------	---

## Lease terms

Date Available:

## Informação adicional

Virtual tour URL:	<a href="https://www.youtube.com/embed/fmH4qHZW2u0">https://www.youtube.com/embed/fmH4qHZW2u0</a>
-------------------	---

## Contact information

IMLIX ID:	IX4.686.336
-----------	-------------

