



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



### Informações do Revendedor

Name:	Christophe GUAY
Nome da Empresa:	Agence TIC Ruffec
País:	França
Experience since:	1985
Tipo de Serviço:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telephone:	+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:	EUR 180,850

### Localização

Country:	França
State/Region/Province:	Nouvelle-Aquitaine
Cidade:	Aunac
Adicionado:	03/10/2024

#### Informação adicional:

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 (15m<sup>2</sup>): tiled floor
- Dining room (17m<sup>2</sup>): parquet flooring (needs redoing), bay window
- Cellar (17m<sup>2</sup>): could be converted into a bedroom
- Bedroom 1 (11m<sup>2</sup>): parquet flooring



- WC (2m<sup>2</sup>): tiled floor, washbasin, connection for washing machine
- Hall (3m<sup>2</sup>): tiled floor, flue for fireplace
- Bathroom (14m<sup>2</sup>): tiled floor, bath, washbasin, walk-in shower
- Study (11m<sup>2</sup>): parquet flooring
- Living room (45m<sup>2</sup>): tiled floor, pellet stove, bay window, exposed stonework

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## 1st floor

- Mezzanine (65m<sup>2</sup>): parquet flooring, stone walls and exposed beams
- Bedroom 2 (14m<sup>2</sup>): parquet flooring, no windows, exposed stonework
- Shower room (11m<sup>2</sup>): parquet flooring, WC, washbasin, shower
- Room/Grenier (50m<sup>2</sup>): insulated, 2 windows

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## Exterior

- Wooded garden with fish pond
- Shed for 3 cars (72m<sup>2</sup>) with concrete floor
- 30m<sup>2</sup> stable (concrete floor) with mezzanine
- 50m<sup>3</sup> cistern with pump and irrigation
- Hangar for 2 cars, 50m<sup>2</sup>
- 32m<sup>2</sup> workshop with concrete floor and electricity
- 70m<sup>2</sup> pigsty with electricity and concrete floor

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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)



## Comum

Quartos de dormir:	3
Banheiro:	2
Pés quadrados acabados:	225 m <sup>2</sup>
Tamanho do lote:	2.841 m <sup>2</sup>

## Room details

Total rooms:	4
Indoor Features:	Fitted kitchen

## Building details

Número de pisos:	2
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## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.150.861

