



Attractive Property Comprising Two Houses on 1.5 Hectares - €265,950



Agenten-Info

Name:	Christophe GUAY
Name der Firma:	Agence TIC Ruffec
Land:	Frankreich
Erfahrung seit:	1985
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
Telefon:	+33 (545) 710-046
Sprachen:	French
Webseite:	https://tic-ruffec.com

Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 307,226.06

Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Aunac
Postleitzahl:	16460
Veröffentlicht:	04.11.2025

Beschreibung:

Located in a hamlet just 5 km from Aunac, this beautiful property offers the possibility of choosing between two houses: one to live in, the other to welcome guests as a holiday cottage. Ideal as a main residence with rental activity, it will also appeal to horse lovers thanks to its three shelters and approximately 1.5 hectares of land.

HOUSE 1

Ground floor:

-Living room (68 m²): French windows and patio doors, fitted and equipped kitchen, wood-burning stove, rear patio doors.

-Laundry room (7.64 m²): washing machine, window, WC, laminate flooring

Upstairs:

-Bedroom (10.16m²): window, wooden floor

-Shower room (4.91m²): laminate flooring, small window, WC, walk-in shower, washbasin

-Bedroom (14m²): wooden floor, window

-Office/bedroom (11.16m²): wooden floor

Outside:

-Barn (100m²)



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- Laundry room (16.60m²): French window, door leading to the house
 - Storage room (16.03m²): concrete floor

HOUSE 2

Ground floor:

Living room (58m²): 2 windows and 1 French window at the front, 2 windows and 1 French window at the rear, fitted kitchen, staircase to the first floor.

Upstairs:

- Shower room (6.6m²): window, bath, shower, 2 washbasins, PVC laminate flooring
- Bedroom (12.63m²): wooden floor, window
- Bedroom (14.79m²): wooden floor, French windows
- Bedroom (11.3m²): wooden flooring, window
- Landing (4.9m²): wooden flooring
- WC (0.95m²) - wooden flooring

Outside:

- Barn (300m²) - 12 windows
- Three horse shelters

Allgemein

Schlafzimmer:	6
Badezimmer:	2
Fertige m ² :	224 m ²
Grundstücksgröße:	15305 m ²
Stockwerk Nummer:	1

Zimmerdetails

Zimmer insgesamt:	8
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Gebäudedetails

Anzahl Etagen:	1
Ausrichtung:	SW

Mietbedingungen

Verfügbar ab:

Kontaktinformation

IMLIX ID:	IX7.818.237
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IMLIX

IMLIX Immobilienmarkt
<https://www.imlix.com/de/>

