



## A Beautiful Mansion with Outbuildings in the Heart of Aunac-sur-Charente - €170200



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

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 197,503.36

### Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Aunac
Postleitzahl:	16460
Veröffentlicht:	12.05.2026

### Beschreibung:

A beautiful mansion with numerous outbuildings and a lovely little garden in the heart of the charming village of Aunac-sur-Charente. The village offers a good range of amenities: a chemist's, a butcher's, a hairdresser's, a school, a pub, a bakery and a health centre. The N10 is less than a 5-minute drive from the village.

The house is wonderfully well-maintained despite currently standing empty. Heating is provided by oil-fired central heating; there are double-glazed windows throughout (with roller shutters on the street-facing windows); there is a mechanical ventilation system for the whole house; the roof was completely re-tiled in 2020; and the property is connected to mains drainage.

A superb property combining old-world charm with modern comfort and offering excellent potential.

### Ground floor

- Hall (11m<sup>2</sup>): tiled floor, staircase, door leading to the cellar under the stairs
- Living room (27m<sup>2</sup>): tiled floor, fireplace (to be lined)
- Dining room (23m<sup>2</sup>): tiled floor
- Fitted kitchen (12m<sup>2</sup>): tiled floor, central island
- Toilet (2m<sup>2</sup>): tiled floor, toilet, washbasin
- Cellar below (41.50m<sup>2</sup>): concrete floor, boiler room



## First floor

- Landing: parquet flooring
- Toilet (2m<sup>2</sup>): tiled floor
- Bedroom (18.5m<sup>2</sup>): parquet flooring
- Bedroom (21m<sup>2</sup>): parquet flooring
- Shower room (6m<sup>2</sup>): tiled floor, shower, washbasin
- Bedroom (10.50m<sup>2</sup>): parquet flooring
- Bedroom (14m<sup>2</sup>): parquet flooring

Convertible attic. Electricity to be connected, door leading to the loft. Potential to create an en-suite bedroom.

## Exterior

- Rear courtyard with gate (shared access lane with drawing rights for the well at the end of the lane)
- Garage with mezzanine and electric door (space for 3 cars)
- Laundry room (13.50m<sup>2</sup>): tiled floor, washing machine connection, sink
- Pantry
- Room at the back of the garage (36m<sup>2</sup>): wooden flooring
- Small garden

## Allgemein

Schlafzimmer:	4
Badezimmer:	1
Fertige m <sup>2</sup> :	147 m <sup>2</sup>
Grundstücksgröße:	553 m <sup>2</sup>
Stockwerk Nummer:	1

## Zimmerdetails

Zimmer insgesamt:	7
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## Gebäudedetails

Anzahl Etagen:	1
Ausrichtung:	W

## Mietbedingungen

Verfügbar ab:

## Zusätzliche Informationen

URL der virtuellen Tour:	<a href="https://youtu.be/fNU00jC_mL0">https://youtu.be/fNU00jC_mL0</a>
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## Kontaktinformation

IMLIX ID:	IX8.446.831
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