



Spacious Family Home with 4 Bedrooms Aunac sur Charente - €159550



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 185,144.89

Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Aunac
Postleitzahl:	16460
Veröffentlicht:	11.05.2026

Beschreibung:

Large Family Home with 4 Bedrooms Close to Aunac-sur-Charente

Located in a quiet hamlet just five minutes from the charming village of Aunac-sur-Charente, with its bakery, bar, school, pharmacy and of course the beautiful Charente river, this spacious four-bedroom family home offers comfortable living in the heart of the Charente countryside. Perfect for a family looking for space and tranquillity.

The house benefits from a very large and bright living area at the heart of the home, complete with a modern kitchen. A downstairs WC adds extra convenience, while double glazing and oil-fired central heating provide comfort throughout the year.

Outside, the property enjoys both front and rear gardens, offering lovely spaces for children, gardening or simply relaxing and enjoying the attractive and peaceful surroundings. Situated opposite a horticultural centre, you can even walk across to pick up your roses and salads! A garage completes the property, while mains drainage and partial electric shutters make maintenance easy.

Ground Floor

Entrance Hall: 3.04m², tiled floor
WC: 1.99m², tiled floor
Living Room: 48.12m², tiled floor



Kitchen: 8.02m², tiled floor
First Floor
Landing: 9.97m², wooden floor
Bedroom 1: 11.9m², wooden floor
Office: 8.8m², wooden floor
Bedroom 2: 11m², wooden floor
Bedroom 3: 14.14m², wooden floor
Shower Room: 5.23m², tiled floor
Dressing Room: 6.7m²
WC with Wash Basin: 4.02m²
Bedroom 4: 14.70m²
Outside
Garage: 19.47m², concrete floor
Boiler Room: 9.45m², concrete floor
Front and rear gardens with lawn and trees, all set on 476m² of land.

Allgemein

Schlafzimmer:	4
Badezimmer:	1
Fertige m ² :	146 m ²
Grundstücksgröße:	476 m ²
Stockwerk Nummer:	1

Zimmerdetails

Zimmer insgesamt:	6
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Gebäudedetails

Anzahl Etagen:	1
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Mietbedingungen

Verfügbar ab:

Zusätzliche Informationen

URL der virtuellen Tour:	https://youtu.be/0rQ4ONFm99Q
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Kontaktinformation

IMLIX ID:	IX8.446.839
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IMLIX

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

