



Partially Renovated Single-Storey Old Barn - €129,000



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 150,176.54

Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Aunac
Postleitzahl:	16460
Veröffentlicht:	23.05.2026

Beschreibung:

A partially renovated former barn just a stone's throw from the centre of the village of Aunac-sur-Charente. Only the living room remains to be finished, but the property is ready to move into immediately. Entirely on one level, everything has been renovated to allow people with reduced mobility to move freely around the house. Already fitted with solar panels providing complete energy self-sufficiency, the house is heated by thermal storage radiators (with a lifetime guarantee), is perfectly insulated and is connected to mains drainage. The roof is made of sheet metal and will never need replacing. Numerous outbuildings adjoining the house open up a range of possibilities for extensions or other developments. A lovely garden with beautiful views surrounds the house. A must-see!

Ground floor

Living room (56m²): concrete floor, sliding French windows, mezzanine, insulated but unpanelled ceiling, stone walls

Hall (4m²): tiled floor

Fitted kitchen (23m²): tiled floor

Utility room (12m²): tiled floor, dual-flow mechanical ventilation (one motor needs replacing), cellar below of approx. 30m², hatch to the loft (can be converted)

Shower room (11m²): tiled floor, double washbasin, walk-in shower, water heater, water softener



Bedroom (11m2): laminate flooring
Toilet (2m2): tiled floor
Hallway (5m2): tiled floor
Bedroom (16m2): laminate flooring, cupboard
Bedroom (16m2): laminate flooring, dressing
Outside
20 solar panels (on the roof for selling surplus electricity and in the garden for domestic use)
Carport
Garden with 6 cherry trees
Covered terrace
2 hangars (one with space for 2 cars and the other with space for 3 cars)

Allgemein

Schlafzimmer: 3
Badezimmer: 1
Fertige m²: 156 m²
Grundstücksgröße: 2830 m²
Stockwerk Nummer: 1

Zimmerdetails

Zimmer insgesamt: 5

Gebäudedetails

Anzahl Etagen: 1
Ausrichtung: SO

Mietbedingungen

Verfügbar ab:

Zusätzliche Informationen

URL der virtuellen Tour: <https://youtu.be/>

Kontaktinformation

IMLIX ID: IX8.504.839

