



Stunning Stone House with 3 Bedrooms - €220,000



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 247,382.94

Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Aunac
Postleitzahl:	16460
Veröffentlicht:	21.09.2026

Beschreibung:

Superb three-bedroom, three-bathroom stone house in the countryside. Situated in a small hamlet between the picturesque villages of Verteuil-sur-Charente and Aunac, the perfect escape to the French countryside in a peaceful setting but within easy reach of shops and schools.

The property has private parking, a pellet-fired central heating system and a lovely sunny courtyard. It also has a compliant sanitation system, double glazing throughout and newly rewired electrics. All that's left to do is arrive with your suitcases!

Ground Floor

Entrance Hall (14m²): wooden floor

Fitted Kitchen (29m²): wooden floor, Godin stove for cooking and heating in winter (as well as the central heating system)

Living Room (19m²): tiled floor, wood-burning stove (new insulation and plasterboard)

WC (2.3m²): Newly tiled floor, hand basin, WC, cupboard

Utility Room (4.5m²): washing machine, door leading to the boiler room

Bedroom 1 (18m²): wooden floor, exposed beams, with private en-suite bathroom (8m²): tiled floor, bathtub, washbasin, heated towel rail, shower and WC

First Floor

Bedroom 2 (23m²): wooden floor, with private en-suite shower room (5m²): lino flooring, shower, WC and washbasin

Bedroom 3 (22m²): wooden floor, with private en-suite shower room (5m²): lino flooring,



shower, WC and washbasinLanding (9m2): wooden floor, Velux roof window and low exposed beams
Outside
Attached Barn / Boiler Room (30m2): tiled and gravel flooring2 Storage RoomsBarn / Garage (70m2):
gravel floor, space for 2/3 cars and new electricsWorkshop (31m2): concrete floor and new electricsBarn
(20m2) with upper floor: previously used as a chicken coop, with a small opening onto the
courtyardCourtyard

Allgemein

Schlafzimmer: 3
Badezimmer: 3
Fertige m²: 163 m²
Grundstücksgröße: 570 m²
Stockwerk Nummer: 1

Zimmerdetails

Zimmer insgesamt: 5

Gebäudedetails

Anzahl Etagen: 1
Ausrichtung: SW

Mietbedingungen

Verfügbar ab:

Zusätzliche Informationen

URL der virtuellen Tour: <https://youtu.be/L2gm9kx5gtM>

Kontaktinformation

IMLIX ID: IX9.000.503

