



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



Στοιχεία μεσίτη

Όνομα:	Christophe GUAY
Όνομα εταιρείας:	Agence TIC Ruffec
Χώρα:	France
Experience since:	1985
Τύπος υπηρεσίας:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Τηλέφωνο:	+33 (545) 710-046
Languages:	French
Site:	https://tic-ruffec.com

Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	EUR 265,950

Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Aunac
Ταχυδρομικός κωδικός:	16460
Δημοσιεύθηκε:	04/11/2025
Περιγραφή:	

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)



-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

Κοινά

Κρεβατοκάμαρες: 6

Μπάνια: 2

Τελειωμένα τετραγωνικά 224 τ.μ

πόδια:

Μέγεθος αυλής: 15305 τ.μ

Floor Number: 1

Room details

Total rooms: 8

Building details

Αριθμός ορόφων: 1

Orientation: SW

Lease terms

Date Available:

Contact information

IMLIX ID: IX7.818.237



IMLIX

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