



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



### Στοιχεία μεσίτη

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

### Στοιχεία καταχώρησης

|              |                |
|--------------|----------------|
| Ακίνητο για: | Πώληση         |
| Τιμή:        | USD 197,503.36 |

### Τοποθεσία

|                        |                    |
|------------------------|--------------------|
| Χώρα:                  | France             |
| Νομός/Περιοχή/Επαρχία: | Nouvelle-Aquitaine |
| Πόλη:                  | Aunac              |
| Ταχυδρομικός κωδικός:  | 16460              |
| Δημοσιεύθηκε:          | 12/05/2026         |

### Περιγραφή:

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

## Κοινά

|                               |         |
|-------------------------------|---------|
| Κρεβατοκάμαρες:               | 4       |
| Μπάνια:                       | 1       |
| Τελειωμένα τετραγωνικά πόδια: | 147 τ.μ |
| Μέγεθος αυλής:                | 553 τ.μ |
| Floor Number:                 | 1       |

## Room details

|              |   |
|--------------|---|
| Total rooms: | 7 |
|--------------|---|

## Building details

|                 |   |
|-----------------|---|
| Αριθμός ορόφων: | 1 |
| Orientation:    | W |

## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Virtual tour URL: [https://youtu.be/fNU00jC\\_mL0](https://youtu.be/fNU00jC_mL0)

## Contact information

IMLIX ID: IX8.446.831



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