



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



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:	USD 185,144.89

Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Aunac
Ταχυδρομικός κωδικός:	16460
Δημοσιεύθηκε:	11/05/2026

Περιγραφή:

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.

Κοινά

Κρεβατοκάμαρες:	4
Μπάνια:	1
Τελειωμένα τετραγωνικά πόδια:	146 τ.μ
Μέγεθος αυλής:	476 τ.μ
Floor Number:	1

Room details

Total rooms:	6
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Building details

Αριθμός ορόφων:	1
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Lease terms

Date Available:

Επιπλέον πληροφορίες

Virtual tour URL:	https://youtu.be/0rQ4ONFm99Q
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Contact information

IMLIX ID:	IX8.446.839
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