



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



Info Agente

Nombre:	Christophe GUAY
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País:	Francia
Experience since:	1985
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Teléfono:	+33 (545) 710-046
Languages:	French
Sitio web:	https://tic-ruffec.com

Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 307,226.06

Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Aunac
Código postal:	16460
Publicado:	04/11/2025

Descripción:

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)



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- 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

Común

Dormitorios:	6
Baños:	2
Pies cuadrados terminados:	224 m2
Tamaño del lote:	15305 m2
Floor Number:	1

Room details

Total rooms:	8
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Building details

Número de plantas:	1
Orientation:	SW

Lease terms

Date Available:

Contact information

IMLIX ID:	IX7.818.237
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