



## €250000 - Village House Near Shops With Garden and Outbuildings



### Information de l'agent

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### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 292,092.95

#### Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Aunac
Soumis:	28/07/2023

#### Description:

Five bedroomed old house with several outbuildings and a beautiful garden. The property is situated in a pretty village, crossed by the river Charente, with all basic amenities. The house is in good general condition; just some updating may be required. A nice opportunity for people looking for an old house, close to amenities but away from the hustle and bustle of the city.

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#### Basement

- Kitchen/living room (26,11m2) : lino
- Laundry room (7,5m2) : WC, shower, washing machine connection
- Large cellar under the entrance, and the two living rooms

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## Ground floor

- Living room 1 (19,50m<sup>2</sup>): tiled floor, open fireplace
- Entrance hall (8,40m<sup>2</sup>): tiled floor
- Living room 2 (19,52m<sup>2</sup>): tiled floor
- Fitted and equipped kitchen (13,35m<sup>2</sup>) : tiled floor
- Shower room (4,50m<sup>2</sup>): lino, shower, basin
- WC (1,97m<sup>2</sup>) : WC
- Bedroom 1 (8,53m<sup>2</sup>): tiled floor, cupboard

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## 1st floor

- Bedroom 2 (10,15m<sup>2</sup>) : seagrass, sink, cupboard
- Bedroom 3 (13,51m<sup>2</sup>) : wooden floor, cupboard
- Bedroom 4 (12,12m<sup>2</sup>) : wooden floor
- Bedroom 5 (13,60m<sup>2</sup>) : wooden floor
- Terrace overlooking the garden, level with the bedrooms
- Corridor (6,14m<sup>2</sup>)
- WC (1,52m<sup>2</sup>): tiled floor

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## Exterior

- Garage (15,20m<sup>2</sup>): concrete floor
- Small barn (15m<sup>2</sup>): concrete floor
- Workshop (11,70m<sup>2</sup>): concrete floor, attic above
- Small roofs



-Above ground pool

-Garden

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Information on the risks to which this property is exposed is available on the Georisques website:  
[www.georisques.gouv.fr](http://www.georisques.gouv.fr)

Année: 1887

## Commun

Chambres:	5
Salle de bains:	2
Pied carré fini:	185 m <sup>2</sup>
Dimesions du lot:	2.34 m <sup>2</sup>

## Room details

Total rooms:	9
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## Building details

Nombre de pieds carrés:	3
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## Lease terms

Date Available:

## Information additionnelle

Virtual tour URL:	<a href="https://www.youtube.com/embed/fmH4qHZW2u0">https://www.youtube.com/embed/fmH4qHZW2u0</a>
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## Contact information

IMLIX ID:	IX4.686.336
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