



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



### Information de l'agent

Nom:	Christophe GUAY
Nom de compagnie:	Agence TIC Ruffec
Pays:	France
Expérience since:	1985
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	French
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### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 185,144.89

### Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Aunac
Indicatif régional:	16460
Soumis:	11/05/2026

### Description:

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:	3.04m <sup>2</sup> , tiled floor
WC:	1.99m <sup>2</sup> , tiled floor
Living Room:	48.12m <sup>2</sup> , tiled floor



Kitchen: 8.02m<sup>2</sup>, tiled floor  
First Floor  
Landing: 9.97m<sup>2</sup>, wooden floor  
Bedroom 1: 11.9m<sup>2</sup>, wooden floor  
Office: 8.8m<sup>2</sup>, wooden floor  
Bedroom 2: 11m<sup>2</sup>, wooden floor  
Bedroom 3: 14.14m<sup>2</sup>, wooden floor  
Shower Room: 5.23m<sup>2</sup>, tiled floor  
Dressing Room: 6.7m<sup>2</sup>  
WC with Wash Basin: 4.02m<sup>2</sup>  
Bedroom 4: 14.70m<sup>2</sup>  
Outside  
Garage: 19.47m<sup>2</sup>, concrete floor  
Boiler Room: 9.45m<sup>2</sup>, concrete floor  
Front and rear gardens with lawn and trees, all set on 476m<sup>2</sup> of land.

## Commun

Chambres:	4
Salle de bains:	1
Pied carré fini:	146 m <sup>2</sup>
Dimesions du lot:	476 m <sup>2</sup>
Floor Number:	1

## Room details

Total rooms:	6
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## Building details

Nombre de pieds carrés:	1
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## Lease terms

Date Available:

## Information additionnelle

Virtual tour URL:	<a href="https://youtu.be/0rQ4ONFm99Q">https://youtu.be/0rQ4ONFm99Q</a>
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## Contact information

IMLIX ID:	IX8.446.839
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