



4 Bedroom Village House Between Mansle and Aunac - €118275

Information de l'agent

Nom:	Christophe GUAY
Nom de compagnie:	Agence TIC Ruffec
Pays:	France
Experience since:	1985
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Téléphone:	+33 (545) 710-046
Languages:	French
Site web:	https://tic-ruffec.com

Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 134,916.73

Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Aunac
Indicatif régional:	16460
Soumis:	14/07/2026

Description:

A village house with works to carry out inside to restore it to its former glory of 4 comfortable bedrooms. The property requires internal renovations throughout as well as an electric as it does not have its own supply at present. Set on a total plot of 1683m2 which includes a walled garden to the rear, 3 stone barns and a garage. Situated close to the picturesque village of Aunac and the market town of Mansle, both set on the banks of the beautiful River Charente, the property enjoys a peaceful setting while remaining within easy reach of local amenities.

GROUND FLOOR:

Kitchen 20m2 Wood floor Room 15m2 Wood floor, WC and hand basin. (Separated from the kitchen by a simple partition with scope to create a large living area). Sitting Room 34m2 Wood floor, wood burner, exposed stone, oak beam Conservatory 4m2 Concrete floor, giving access to the rear garden

FIRST FLOOR:

Bedroom 12m2 Wood floor Bedroom 20m2 Wood floor WC 4m2 Lino, lavabo Room 30m2 Wood floor, oak beam with attic above.

SECOND FLOOR:

Landing 5m2 Wood floor Bedroom 11m2 Wood floor, shower, hand basin Bedroom 11.5m2 Wood floor

OUTSIDE:



Attached barn 30m2 with Summer Kitchen 27m2 Tiled floorAttached barn 55m2 with access to a cellar (boiler and hot water tank). Second cellar.Enclosed rear garden with views. Barn 135m2, garage and hangar. Bore-hole for a natural water source 20m down

Commun

Chambres:	4
Salle de bains:	1
Pied carré fini:	169 m ²
Dimesions du lot:	1683 m ²
Floor Number:	1

Room details

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

Building details

Nombre de pieds carrés:	1
Orientation:	N

Lease terms

Date Available:

Information additionnelle

Virtual tour URL: https://youtu.be/cKXfnkcNO_g

