



Stunning Stone House with 3 Bedrooms - €220,000



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
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Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 247,382.94

Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Aunac
Indicatif régional:	16460
Soumis:	21/09/2026

Description:

Superb three-bedroom, three-bathroom stone house in the countryside. Situated in a small hamlet between the picturesque villages of Verteuil-sur-Charente and Aunac, the perfect escape to the French countryside in a peaceful setting but within easy reach of shops and schools.

The property has private parking, a pellet-fired central heating system and a lovely sunny courtyard. It also has a compliant sanitation system, double glazing throughout and newly rewired electrics. All that's left to do is arrive with your suitcases!

Ground Floor

Entrance Hall (14m²): wooden floor

Fitted Kitchen (29m²): wooden floor, Godin stove for cooking and heating in winter (as well as the central heating system)

Living Room (19m²): tiled floor, wood-burning stove (new insulation and plasterboard)

WC (2.3m²): Newly tiled floor, hand basin, WC, cupboard

Utility Room (4.5m²): washing machine, door leading to the boiler room

Bedroom 1 (18m²): wooden floor, exposed beams, with private en-suite bathroom (8m²): tiled floor, bathtub, washbasin, heated towel rail, shower and WC

First Floor

Bedroom 2 (23m²): wooden floor, with private en-suite shower room (5m²): lino flooring, shower, WC and washbasin

Bedroom 3 (22m²): wooden floor, with private en-suite shower room (5m²): lino flooring,



shower, WC and washbasin
Landing (9m²): wooden floor, Velux roof window and low exposed beams
Outside
Attached Barn / Boiler Room (30m²): tiled and gravel flooring
2 Storage Rooms
Barn / Garage (70m²): gravel floor, space for 2/3 cars and new electrics
Workshop (31m²): concrete floor and new electrics
Barn (20m²) with upper floor: previously used as a chicken coop, with a small opening onto the courtyard
Courtyard

Commun

Chambres: 3
Salle de bains: 3
Pied carré fini: 163 m²
Dimesions du lot: 570 m²
Floor Number: 1

Room details

Total rooms: 5

Building details

Nombre de pieds carrés: 1
Orientation: SW

Lease terms

Date Available:

Information additionnelle

Virtual tour URL: <https://youtu.be/L2gm9kx5gtM>

Contact information

IMLIX ID: IX9.000.503

