



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



Ügynök információ

Név:	Christophe GUAY
Cégnév:	Agence TIC Ruffec
Ország:	France
Experience since:	1985
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments, Houses
Telefon:	+33 (545) 710-046
Languages:	French
Weboldal:	https://tic-ruffec.com

Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 307,226.06

Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Nouvelle-Aquitaine
Város:	Aunac
Irányítószám:	16460
Feladta:	2025. 11. 04.

Léírás:

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)

-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

Gyakori

Hálósobák: 6

Fürdőszobák: 2

Kész négyzetméter: 224 nm

Telekméret: 15305 nm

Floor Number: 1

Room details

Total rooms: 8

Building details

Emeletek száma: 1

Orientation: SW

Lease terms

Date Available:

Contact information

IMLIX ID: IX7.818.237

