



## Partially Renovated Single-Storey Old Barn - €129,000



### 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:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 150,176.54

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Nouvelle-Aquitaine
Város:	Aunac
Irányítószám:	16460
Feladta:	2026. 05. 23.

### Leírás:

A partially renovated former barn just a stone's throw from the centre of the village of Aunac-sur-Charente. Only the living room remains to be finished, but the property is ready to move into immediately. Entirely on one level, everything has been renovated to allow people with reduced mobility to move freely around the house. Already fitted with solar panels providing complete energy self-sufficiency, the house is heated by thermal storage radiators (with a lifetime guarantee), is perfectly insulated and is connected to mains drainage. The roof is made of sheet metal and will never need replacing. Numerous outbuildings adjoining the house open up a range of possibilities for extensions or other developments. A lovely garden with beautiful views surrounds the house. A must-see!

### Ground floor

Living room (56m<sup>2</sup>): concrete floor, sliding French windows, mezzanine, insulated but unpanelled ceiling, stone walls

Hall (4m<sup>2</sup>): tiled floor

Fitted kitchen (23m<sup>2</sup>): tiled floor

Utility room (12m<sup>2</sup>): tiled floor, dual-flow mechanical ventilation (one motor needs replacing), cellar below of approx. 30m<sup>2</sup>, hatch to the loft (can be converted)

Shower room (11m<sup>2</sup>): tiled floor, double washbasin, walk-in shower, water heater, water softener

Bedroom (11m<sup>2</sup>): laminate flooring



Toilet (2m2): tiled floor  
Hallway (5m2): tiled floor  
Bedroom (16m2): laminate flooring, cupboard  
Bedroom (16m2): laminate flooring, dressing  
Outside  
20 solar panels (on the roof for selling surplus electricity and in the garden for domestic use)  
Carport  
Garden with 6 cherry trees  
Covered terrace  
2 hangars (one with space for 2 cars and the other with space for 3 cars)

## Gyakori

Hálósobák: 3  
Fürdőszobák: 1  
Kész négyzetméter: 156 nm  
Telekméret: 2830 nm  
Floor Number: 1

## Room details

Total rooms: 5

## Building details

Emeletek száma: 1  
Orientation: SE

## Lease terms

Date Available:

## További információ

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

## Contact information

IMLIX ID: IX8.504.839

