



## A Beautiful Mansion with Outbuildings in the Heart of Aunac-sur-Charente - €170200



### Informazioni sull'Agente

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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 197,503.36

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Aunac
Cap:	16460
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### Descrizione:

A beautiful mansion with numerous outbuildings and a lovely little garden in the heart of the charming village of Aunac-sur-Charente. The village offers a good range of amenities: a chemist's, a butcher's, a hairdresser's, a school, a pub, a bakery and a health centre. The N10 is less than a 5-minute drive from the village.

The house is wonderfully well-maintained despite currently standing empty. Heating is provided by oil-fired central heating; there are double-glazed windows throughout (with roller shutters on the street-facing windows); there is a mechanical ventilation system for the whole house; the roof was completely re-tiled in 2020; and the property is connected to mains drainage.

A superb property combining old-world charm with modern comfort and offering excellent potential.

### Ground floor

- Hall (11m<sup>2</sup>): tiled floor, staircase, door leading to the cellar under the stairs
- Living room (27m<sup>2</sup>): tiled floor, fireplace (to be lined)
- Dining room (23m<sup>2</sup>): tiled floor
- Fitted kitchen (12m<sup>2</sup>): tiled floor, central island
- Toilet (2m<sup>2</sup>): tiled floor, toilet, washbasin
- Cellar below (41.50m<sup>2</sup>): concrete floor, boiler room



## First floor

- Landing: parquet flooring
- Toilet (2m2): tiled floor
- Bedroom (18.5m2): parquet flooring
- Bedroom (21m2): parquet flooring
- Shower room (6m2): tiled floor, shower, washbasin
- Bedroom (10.50m2): parquet flooring
- Bedroom (14m2): parquet flooring

Convertible attic. Electricity to be connected, door leading to the loft. Potential to create an en-suite bedroom.

## Exterior

- Rear courtyard with gate (shared access lane with drawing rights for the well at the end of the lane)
- Garage with mezzanine and electric door (space for 3 cars)
- Laundry room (13.50m2): tiled floor, washing machine connection, sink
- Pantry
- Room at the back of the garage (36m2): wooden flooring
- Small garden

## Comune

Camere da letto:	4
Bagni:	1
Finito piedi quadrati:	147 mq
Dimensione del lotto:	553 mq
Floor Number:	1

## Room details

Total rooms:	7
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## Building details

Numero di piani:	1
Orientation:	W

## Lease terms

Date Available:

## Informazioni aggiuntive

Virtual tour URL: [https://youtu.be/fNU00jC\\_mL0](https://youtu.be/fNU00jC_mL0)

## Contact information

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