



## Spacious Family Home with 4 Bedrooms Aunac sur Charente - €159550



### Informazioni sull'Agente

|                   |   |
|-------------------|---|
| Nome:             | Christophe GUAY   |
| Nome della ditta: | Agence TIC Ruffec   |
| Nazione:          | France  |
| Experience since: | 1985  |
| Tipo di servizio: | Selling a Property  |
| Specialties:      |   |
| Property Type:    | Apartments, Houses  |
| Telefono:         | +33 (545) 710-046   |
| Languages:        | French  |
| Sito web:         | <a href="https://tic-ruffec.com">https://tic-ruffec.com</a> |

### Dettagli dell'inserzione

|                |                |
|----------------|----------------|
| Proprietà per: | Saldi          |
| Prezzo:        | USD 185,144.89 |

### Posizione

|                              |                    |
|------------------------------|--------------------|
| Nazione:                     | France             |
| Stato / Regione / Provincia: | Nouvelle-Aquitaine |
| Città:                       | Aunac              |
| Cap:                         | 16460              |
| Pubblicato:                  | 11/05/2026         |

### Descrizione:

Large Family Home with 4 Bedrooms Close to Aunac-sur-Charente

Located in a quiet hamlet just five minutes from the charming village of Aunac-sur-Charente, with its bakery, bar, school, pharmacy and of course the beautiful Charente river, this spacious four-bedroom family home offers comfortable living in the heart of the Charente countryside. Perfect for a family looking for space and tranquillity.

The house benefits from a very large and bright living area at the heart of the home, complete with a modern kitchen. A downstairs WC adds extra convenience, while double glazing and oil-fired central heating provide comfort throughout the year.

Outside, the property enjoys both front and rear gardens, offering lovely spaces for children, gardening or simply relaxing and enjoying the attractive and peaceful surroundings. Situated opposite a horticultural centre, you can even walk across to pick up your roses and salads! A garage completes the property, while mains drainage and partial electric shutters make maintenance easy.

### Ground Floor

|                |                                   |
|----------------|-----------------------------------|
| Entrance Hall: | 3.04m <sup>2</sup> , tiled floor  |
| WC:            | 1.99m <sup>2</sup> , tiled floor  |
| Living Room:   | 48.12m <sup>2</sup> , tiled floor |



Kitchen: 8.02m<sup>2</sup>, tiled floor  
First Floor  
Landing: 9.97m<sup>2</sup>, wooden floor  
Bedroom 1: 11.9m<sup>2</sup>, wooden floor  
Office: 8.8m<sup>2</sup>, wooden floor  
Bedroom 2: 11m<sup>2</sup>, wooden floor  
Bedroom 3: 14.14m<sup>2</sup>, wooden floor  
Shower Room: 5.23m<sup>2</sup>, tiled floor  
Dressing Room: 6.7m<sup>2</sup>  
WC with Wash Basin: 4.02m<sup>2</sup>  
Bedroom 4: 14.70m<sup>2</sup>  
Outside  
Garage: 19.47m<sup>2</sup>, concrete floor  
Boiler Room: 9.45m<sup>2</sup>, concrete floor  
Front and rear gardens with lawn and trees, all set on 476m<sup>2</sup> of land.

## Comune

|                        |        |
|------------------------|--------|
| Camere da letto:       | 4      |
| Bagni:                 | 1      |
| Finito piedi quadrati: | 146 mq |
| Dimensione del lotto:  | 476 mq |
| Floor Number:          | 1      |

## Room details

|              |   |
|--------------|---|
| Total rooms: | 6 |
|--------------|---|

## Building details

|                  |   |
|------------------|---|
| Numero di piani: | 1 |
|------------------|---|

## Lease terms

Date Available:

## Informazioni aggiuntive

|                   |   |
|-------------------|---|
| Virtual tour URL: | <a href="https://youtu.be/0rQ4ONFm99Q">https://youtu.be/0rQ4ONFm99Q</a> |
|-------------------|---|

## Contact information

|           |             |
|-----------|-------------|
| IMLIX ID: | IX8.446.839 |
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<https://www.imlix.com/it/>

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