



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



### 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
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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 150,176.54

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Aunac
Cap:	16460
Pubblicato:	23/05/2026

### Descrizione:

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



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Bedroom (11m2): laminate flooring  
Toilet (2m2): tiled floor  
Hallway (5m2): tiled floor  
Bedroom (16m2): laminate flooring, cupboard  
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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)

## Comune

Camere da letto: 3  
Bagni: 1  
Finito piedi quadrati: 156 mq  
Dimensione del lotto: 2830 mq  
Floor Number: 1

## Room details

Total rooms: 5

## Building details

Numero di piani: 1  
Orientation: SE

## Lease terms

Date Available:

## Informazioni aggiuntive

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

## Contact information

IMLIX ID: IX8.504.839

