



Stunning Stone House with 3 Bedrooms - €220,000



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
Telefono:	+33 (545) 710-046
Languages:	French
Sito web:	https://tic-ruffec.com

Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 220,000

Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Aunac
Cap:	16460
Pubblicato:	21/09/2026

Descrizione:

Superb three-bedroom, three-bathroom stone house in the countryside. Situated in a small hamlet between the picturesque villages of Verteuil-sur-Charente and Aunac, the perfect escape to the French countryside in a peaceful setting but within easy reach of shops and schools.

The property has private parking, a pellet-fired central heating system and a lovely sunny courtyard. It also has a compliant sanitation system, double glazing throughout and newly rewired electrics. All that's left to do is arrive with your suitcases!

Ground Floor

Entrance Hall (14m²): wooden floor

Fitted Kitchen (29m²): wooden floor, Godin stove for cooking and heating in winter (as well as the central heating system)

Living Room (19m²): tiled floor, wood-burning stove (new insulation and plasterboard)

WC (2.3m²): Newly tiled floor, hand basin, WC, cupboard

Utility Room (4.5m²): washing machine, door leading to the boiler room

Bedroom 1 (18m²): wooden floor, exposed beams, with private en-suite bathroom (8m²): tiled floor, bathtub, washbasin, heated towel rail, shower and WC

First Floor

Bedroom 2 (23m²): wooden floor, with private en-suite shower room (5m²): lino flooring, shower, WC and washbasin

Bedroom 3 (22m²): wooden floor, with private en-suite shower room (5m²): lino flooring,



shower, WC and washbasinLanding (9m2): wooden floor, Velux roof window and low exposed beams
Outside

Attached Barn / Boiler Room (30m2): tiled and gravel flooring2 Storage RoomsBarn / Garage (70m2):
gravel floor, space for 2/3 cars and new electricsWorkshop (31m2): concrete floor and new electricsBarn
(20m2) with upper floor: previously used as a chicken coop, with a small opening onto the
courtyardCourtyard

Comune

Camere da letto:	3
Bagni:	3
Finito piedi quadrati:	163 mq
Dimensione del lotto:	570 mq
Floor Number:	1

Room details

Total rooms:	5
--------------	---

Building details

Numero di piani:	1
Orientation:	SW

Lease terms

Date Available:

Informazioni aggiuntive

Virtual tour URL:	https://youtu.be/L2gm9kx5gtM
-------------------	---

Contact information

IMLIX ID:	IX9.000.503
-----------	-------------

