



4 Bedroom Village House Between Mansle and Aunac - €118275

Agent Info

Naam:	Christophe GUAY
Bedrijfsnaam:	Agence TIC Ruffec
Mistlampen:	France
Experience since:	1985
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefoon:	+33 (545) 710-046
Languages:	French
Website:	https://tic-ruffec.com

Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 134,916.73

Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Aunac
Postcode:	16460
Geplaatst:	14-07-2026
Omschrijving:	

A village house with works to carry out inside to restore it to its former glory of 4 comfortable bedrooms. The property requires internal renovations throughout as well as an electric as it does not have its own supply at present. Set on a total plot of 1683m² which includes a walled garden to the rear, 3 stone barns and a garage. Situated close to the picturesque village of Aunac and the market town of Mansle, both set on the banks of the beautiful River Charente, the property enjoys a peaceful setting while remaining within easy reach of local amenities.

GROUND FLOOR:

Kitchen 20m² Wood floor Room 15m² Wood floor, WC and hand basin. (Separated from the kitchen by a simple partition with scope to create a large living area). Sitting Room 34m² Wood floor, wood burner, exposed stone, oak beam Conservatory 4m² Concrete floor, giving access to the rear garden

FIRST FLOOR:

Bedroom 12m² Wood floor Bedroom 20m² Wood floor WC 4m² Lino, lavabo Room 30m² Wood floor, oak beam with attic above.

SECOND FLOOR:

Landing 5m² Wood floor Bedroom 11m² Wood floor, shower, hand basin Bedroom 11.5m² Wood floor

OUTSIDE:

Attached barn 30m² with Summer Kitchen 27m² Tiled floor Attached barn 55m² with access to a cellar



(boiler and hot water tank). Second cellar. Enclosed rear garden with views. Barn 135m², garage and hangar. Bore-hole for a natural water source 20m down

Algemeen

Slaapkamers:	4
Badkamers:	1
Afgewerkte vierkante meter:	169 m ²
Lot Afmeting:	1683 m ²
Floor Number:	1

Room details

Total rooms:	7
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Building details

Aantal verdiepingen:	1
Orientation:	N

Lease terms

Date Available:

Additionele informatie

Virtual tour URL: https://youtu.be/cKXfnkcNO_g

