



## 1970's House With Basement And Large Garden - €139780



### Agent Info

Name:	Christophe GUAY
Company	Agence TIC Ruffec
Name:	
Country:	France
Experience	1985
since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Phone:	+33 (545) 710-046
Languages:	French
Website:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Listing details

Property for:	Sale
Price:	USD 164,232.81

### Location

Country:	France
State/Region/Province:	Nouvelle-Aquitaine
City:	Aunac
ZIP code:	16460
Posted:	Dec 07, 2025

### Description:

1970's House with Basement in Good Condition, Set on About One Hectare of Beautiful Parkland with Lovely Views Quiet location just a few kilometers from Aunac, offering local shops. Equipped with an air-to-water heat pump and solar panels.

Living Room (26 m2): Balcony, 3 French doors, wooden floor, part of the room is a veranda, pellet stove.

Kitchen (13.40 m2): Two windows plus a small window, fully fitted and equipped.

Bedroom (14.50 m2): Window with beautiful views.

Bedroom (12 m2): Carpet, window.

Bathroom (5 m2): Washbasin, bathtub, window, tiled floor and walls.

WC (1 m2): Tiled, window.

Hallway (9 m2): Tiled.

Basement (86 m2), including:

Garage area for one car, concrete floor.

Cellar area with a window, earth floor.

Summer studio with two windows and a French door, WC, sink, bedroom (26 m2), pellet stove.

Built: 1977



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## Common

Bedrooms:	2
Bathrooms:	1
Finished sq. ft.:	86 sq m
Lot Size:	9972 sq m

## Room details

Total rooms:	3
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## Building details

Orientation:	S
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## Lease terms

Date Available:

## Additional information

Virtual tour URL:	<a href="https://youtu.be/wUFDwfdSw1A">https://youtu.be/wUFDwfdSw1A</a>
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## Contact information

IMLIX ID:	IX8.009.875
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