



## A Beautiful Mansion with Outbuildings in the Heart of Aunac-sur-Charente - €170200



### Emlakçı Bilgisi

İsim:	Christophe GUAY
Şirket Adı:	Agence TIC Ruffec
Ülke:	France
Experience since:	1985
Hizmet tipi:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefon:	+33 (545) 710-046
Languages:	French
Web sitesi:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 197,503.36

### Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Nouvelle-Aquitaine
Şehir/İlçe:	Aunac
Posta kodu:	16460
Yayınlandı:	12.05.2026

### Açıklama:

A beautiful mansion with numerous outbuildings and a lovely little garden in the heart of the charming village of Aunac-sur-Charente. The village offers a good range of amenities: a chemist's, a butcher's, a hairdresser's, a school, a pub, a bakery and a health centre. The N10 is less than a 5-minute drive from the village.

The house is wonderfully well-maintained despite currently standing empty. Heating is provided by oil-fired central heating; there are double-glazed windows throughout (with roller shutters on the street-facing windows); there is a mechanical ventilation system for the whole house; the roof was completely re-tiled in 2020; and the property is connected to mains drainage.

A superb property combining old-world charm with modern comfort and offering excellent potential.

### Ground floor

- Hall (11m2): tiled floor, staircase, door leading to the cellar under the stairs
- Living room (27m2): tiled floor, fireplace (to be lined)
- Dining room (23m2): tiled floor
- Fitted kitchen (12m2): tiled floor, central island
- Toilet (2m2): tiled floor, toilet, washbasin
- Cellar below (41.50m2): concrete floor, boiler room

### First floor



- Landing: parquet flooring
  - Toilet (2m2): tiled floor
  - Bedroom (18.5m2): parquet flooring
  - Bedroom (21m2): parquet flooring
  - Shower room (6m2): tiled floor, shower, washbasin
  - Bedroom (10.50m2): parquet flooring
  - Bedroom (14m2): parquet flooring
- Convertible attic. Electricity to be connected, door leading to the loft. Potential to create an en-suite bedroom.
- Exterior
- Rear courtyard with gate (shared access lane with drawing rights for the well at the end of the lane)
  - Garage with mezzanine and electric door (space for 3 cars)
  - Laundry room (13.50m2): tiled floor, washing machine connection, sink
  - Pantry
  - Room at the back of the garage (36m2): wooden flooring
  - Small garden

## Genel Bilgiler

Yatak odası:	4
Banyo:	1
Bitmiş metrekare:	147 m2
Arazi Büyüklüğü:	553 m2
Floor Number:	1

## Room details

Total rooms:	7
--------------	---

## Building details

Kat Sayısı:	1
Orientation:	W

## Lease terms

Date Available:

## Ek Bilgiler

Virtual tour URL: [https://youtu.be/fNU00jC\\_mL0](https://youtu.be/fNU00jC_mL0)

## Contact information

IMLIX ID: IX8.446.831



IMLIX

IMLIX Gayrimenkul Pazarı

<https://www.imlix.com/tr/>

---

