



Stunning Stone House with 3 Bedrooms - €220,000



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:	https://tic-ruffec.com

İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 247,382.94

Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Nouvelle-Aquitaine
Şehir/İlçe:	Aunac
Posta kodu:	16460
Yayınlandı:	21.09.2026

Açıklama:

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 washbasin

Landing (9m2): wooden floor, Velux roof window and low exposed beams

Outside



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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

Genel Bilgiler

Yatak odası:	3
Banyo:	3
Bitmiş metrekare:	163 m2
Arazi Büyüklüğü:	570 m2
Floor Number:	1

Room details

Total rooms:	5
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Building details

Kat Sayısı:	1
Orientation:	SW

Lease terms

Date Available:

Ek Bilgiler

Virtual tour URL:	https://youtu.be/L2gm9kx5gtM
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Contact information

IMLIX ID:	IX9.000.503
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