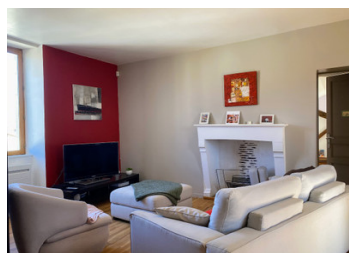


Fully renovated stone house. 4 bedrooms. Study. Garage. Garden. Outbuildings. Near Aunac and Mansle.



## INFORMATION

Town:	Aunac-sur-Charente
Department:	Charente
Bed:	4
Bath:	1
Floor:	172 m2
Plot Size:	812 m2



## IN BRIEF

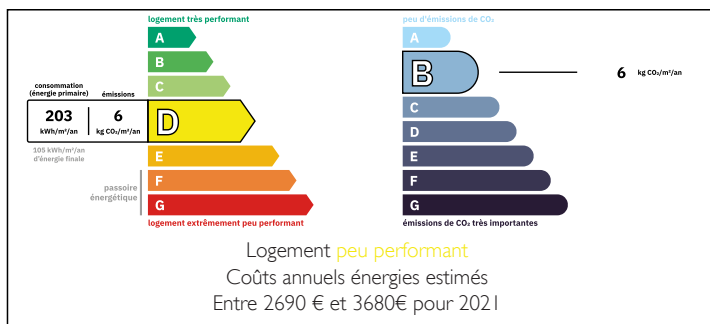
A character stone house just a few minutes from a village with all amenities and 35 km from Angoulême!

Situated in a typical Charente village, this charming old house has been completely renovated with taste, care and quality materials. The spacious kitchen with pellet stove, 4 bedrooms and two lounges with exposed beams and wooden floors make it an ideal, warm and comfortable family and/or holiday home. The terrace and garden, which are not overlooked, are quiet and enclosed, allowing you to enjoy the privacy of a very good exposure, the shade of a magnificent lime tree and an above-ground swimming pool that is already in place.

Bonus: the adjoining, communicating outbuilding offers great potential for extending or creating a gîte with independent access.

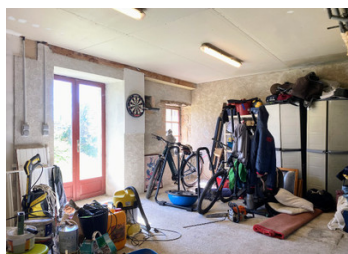
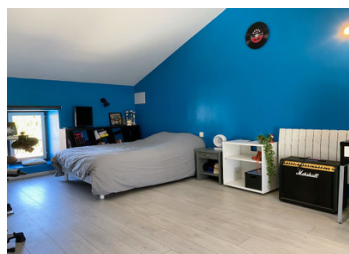
A rare property on the market today that you need to snap up quickly.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

\*This house comprises ;

### ON THE GROUND FLOOR

- Entrance hall (access to garage from entrance hall): 5.25 m<sup>2</sup>.
- a living room: 32 m<sup>2</sup>
- a kitchen with dining area: 27 m<sup>2</sup>
- a WC: 1.8 m<sup>2</sup>.
- an adjoining and communicating outbuilding: 45 m<sup>2</sup>.

### ON THE FIRST FLOOR

- an office/living room: 23 m<sup>2</sup> (23 m<sup>2</sup>)
- 3 bedrooms: 16.5 m<sup>2</sup>, 13.6 m<sup>2</sup> and 13.2 m<sup>2</sup> in use
- a bathroom (shower and bath, two washbasins): 9 m<sup>2</sup>
- a WC: 1.4 m<sup>2</sup>.

### ON THE SECOND FLOOR

- Bedroom 4 with large wardrobe: 20 m<sup>2</sup> (16 m<sup>2</sup> living space)

\*TERRACE

\*GARDEN

\*SWIMMING POOL: 6 x 4 approx.

\*LITTLE OUTBUILDINGS: 20 m<sup>2</sup>.

AUNAC 1.5 km

MANSLE 7 km

RUFFEC 14 km

ANGOULEME 35 km

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe habitation: EUR

## NOTES