



€186170 - Beautiful Detached Property With Independant Apartment



Agenten-Info

Name:	Christophe GUAY
Name der Firma:	Agence TIC Ruffec
Land:	Frankreich
Erfahrung seit:	1985
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
Telefon:	+33 (545) 710-046
Sprachen:	French
Webseite:	https://tic-ruffec.com

Anzeigen-Details

Immobilie für:	Kaufen
Preis:	EUR 186,170

Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Charroux
Veröffentlicht:	16.06.2025

Beschreibung:

Beautiful detached property on the edge of Charroux village, with a self-contained ground floor apartment, garage, mature garden and orchard. Ideally placed, with local commerce and schools within walking distance, and within easy reach of both Poitiers and Limoges airports, the property makes a lovely family home as well as having an added bonus of a potential income stream, having previously been successfully rented as a bed and breakfast.

The cosy lounge has double French windows leading to a balcony to the front, and the garage is large enough for a workshop/studio space for anyone with creative hobbies.

In details the property comprises :-

Entrance hall (12m2) : Tiled floor

Fitted Kitchen (11m2) : Tiled floor. French windows to the rear



Lounge (24.5m²) Wooden floor. Fireplace with wood burner. French windows onto a balcony with views to the front

Bedroom 1 (14m²) Wooden floor. Built-in wardrobe

Dining-room/Bedroom 2 (11.5m²) Wooden floor

Bedroom 3 (10.5m²) Wooden floor

Shower room (5m²) Shower, wc and handbasin

WC (1.5m²)

Downstairs

Apartment:-

Sitting room/dining-room (17.5m²) with a sink. Laminate floor

Bedroom with en-suite shower room and wc (15m² overall). Door/independent entrance to the front

Utility room/boiler room (7m²)

Garage (approx. 50m²) with workshop/studio area

All on a surface area of 2131m²

Information on the risks to which this property is exposed is available on the Georisques website:
www.georisques.gouv.fr

Gebaut: 1961

Allgemein

Schlafzimmer:	4
Badezimmer:	2
Fertige m ² :	129 m ²
Grundstücksgröße:	2.131 m ²

Zimmerdetails

Zimmer insgesamt:	7
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Innenausstattung: Fitted kitchen

Gebäudedetails

Anzahl Etagen: 2

Mietbedingungen

Verfügbar ab:

Zusätzliche Informationen

URL der virtuellen Tour: <https://www.youtube.com/embed/fmH4qHZW2u0>

Kontaktinformation

IMLIX ID: IX7.185.408

