



## Detached Stone Property With 4 Bedrooms And A Beautiful Garden Of Over An Acre - €159570

### 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:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	EUR 159,570

#### Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Charroux
Postleitzahl:	86460
Veröffentlicht:	29.05.2026

Beschreibung:

**EXCLUSIVE TO TIC !!**

Character 4 bedroomed detached stone property located in an enviable position at the edge of the pretty village of Mauprevoir. With a beautiful mature enclosed garden of over an acre, a park and man-made lake across the road, and just a short walk to a small supermarket, bar, and pharmacy, this property combines the best of both worlds ☺ a countryside location with local amenities on the doorstep.

Charroux, with its medieval market place, tourist attractions, bars and local commerce, is just 10 minutes by car.

Main commerce is within a 20 minute drive, either in Civray or Confolens, and the airports of Limoges and Poitiers just an hour away.

The property benefits from mains drains and oil central heating, and a log burner for those cosy evenings, and a balcony leading from one of the upstairs bedrooms enables you fully appreciate the surrounding views and countryside.

2 useful attic spaces complete the accommodation.

Some contents may be available for purchasing or potentially included in a sale.

Ground floor

Fitted kitchen (21 m2): tiled floor, cupboard



Living room (22 m2) : laminate floor, wood stove, exposed stone, patio doors to garden

Bedroom (25 m2): tiled floor, exposed stone, door to garden

Bedroom 2 (10 m2) : tiled floor

WC/utility room (2 m2) : tiled floor

Rear hallway

Boiler room

Upstairs

Bathroom (6 m2): tiled floor, wc, bath with shower, washbasin

Bedroom 3 (14 m2) : parquet floor, door onto the balcony

Bedroom 4 (24 m2) : parquet floor

Attic (50 m2) : parquet floor (low beam in the middle)

2nd attic (48 m2) : accessed by a few stairs. Parquet floor, 2 velux windows andamp; 3 windows already in place.

Outside Space and Outbuildings

Enclosed garden with two vehicular entrances and walnut trees

Attached garage/workshop with space for 2 cars

Well

Wooden sheds/storerooms

## Allgemein

Schlafzimmer:	4
Badezimmer:	1
Fertige m <sup>2</sup> :	124 m <sup>2</sup>
Grundstücksgröße:	4180 m <sup>2</sup>
Stockwerk Nummer:	1

## Zimmerdetails

Zimmer insgesamt:	6
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## Gebäudedetails

Anzahl Etagen:	1
Ausrichtung:	W

## Mietbedingungen

Verfügbar ab:

## Zusätzliche Informationen

URL der virtuellen Tour: <https://youtu.be/>



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