



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:	https://tic-ruffec.com

Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 179,431.35

Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Charroux
Postleitzahl:	86460
Veröffentlicht:	17.09.2026

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 ² :	124 m ²
Grundstücksgröße:	4180 m ²
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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Kontaktinformation

IMLIX ID:	IX9.000.509
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IMLIX

IMLIX Immobilienmarkt
<https://www.imlix.com/de/>

