



## €186170 - Beautiful Detached Property With Independant Apartment



### Στοιχεία μεσίτη

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Χώρα:	France
Experience since:	1985
Τύπος υπηρεσίας:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Τηλέφωνο:	+33 (545) 710-046
Languages:	French
Site:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 214,157.03

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Charroux
Δημοσιεύθηκε:	16/06/2025

#### Περιγραφή:

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 :-

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Entrance hall (12m2) : Tiled floor

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



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Lounge (24.5m<sup>2</sup>) Wooden floor. Fireplace with wood burner. French windows onto a balcony with views to the front

Bedroom 1 (14m<sup>2</sup>) Wooden floor. Built-in wardrobe

Dining-room/Bedroom 2 (11.5m<sup>2</sup>) Wooden floor

Bedroom 3 (10.5m<sup>2</sup>) Wooden floor

Shower room (5m<sup>2</sup>) Shower, wc and handbasin

WC (1.5m<sup>2</sup>)

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Downstairs

Apartment:-

Sitting room/dining-room (17.5m<sup>2</sup>) with a sink. Laminate floor

Bedroom with en-suite shower room and wc (15m<sup>2</sup> overall). Door/independent entrance to the front

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Utility room/boiler room (7m<sup>2</sup>)

Garage (approx. 50m<sup>2</sup>) with workshop/studio area

All on a surface area of 2131m<sup>2</sup>

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Information on the risks to which this property is exposed is available on the Georisques website:  
[www.georisques.gouv.fr](http://www.georisques.gouv.fr)

Κατασκευάστηκε: 1961

## **Κοινά**

Κρεβατοκάμαρες: 4

Μπάνια: 2

Τελειωμένα τετραγωνικά 129 τ.μ

πόδια:

Μέγεθος αυλής: 2.131 τ.μ

## **Room details**



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Total rooms:	7
Indoor Features:	Fitted kitchen

## Building details

Αριθμός ορόφων:	2
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## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Virtual tour URL:	<a href="https://www.youtube.com/embed/fmH4qHZW2u0">https://www.youtube.com/embed/fmH4qHZW2u0</a>
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## Contact information

IMLIX ID:	IX7.185.408
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