

# €186170 - Beautiful Detached Property With Independant Apartment



## Info Agente

$\mathcal{O}$	
Nombre:	Christophe GUAY
Nombre	Agence TIC Ruffec
empresa:	
País:	Francia
Experience	1985
since:	
Tipo de	Selling a Property
servicio:	
Specialties:	
Property Type:	Apartments, Houses
Teléfono:	+33 (545) 710-046
Languages:	French
Sitio web:	https://tic-ruffec.com

# Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 214,157.03

### Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Charroux
Publicado:	16/06/2025
Descripción:	

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 Fabricado: 1961

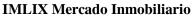
#### Común

Dormitorios:	4
Baños:	2
Pies cuadrados terminados:	129 m2
Tamaño del lote:	2.131 m2

7

#### **Room details**

Total rooms:
--------------



https://www.imlix.com/es/



Indoor Features:

Fitted kitchen

**Building details** Número de plantas:

2

Lease terms Date Available:

Información adicional

Virtual tour URL:

https://www.youtube.com/embed/fmH4qHZW2u0

## **Contact information**

IMLIX ID:

IX7.185.408

