



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

### Info Agente

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Experience since:	1985
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	French
Sitio web:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 185,764.89

### Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Charroux
Código postal:	86460
Publicado:	29/05/2026

### Descripción:

#### 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



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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

## Común

Dormitorios:	4
Baños:	1
Pies cuadrados terminados:	124 m2
Tamaño del lote:	4180 m2
Floor Number:	1

## Room details

Total rooms:	6
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## Building details

Número de plantas:	1
Orientation:	W

## Lease terms

Date Available:

## Información adicional

Virtual tour URL: <https://youtu.be/>



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