



## €186170 - Beautiful Detached Property With Independant Apartment



### Ügynök információ

Név:	Christophe GUAY
Cégnév:	Agence TIC Ruffec
Ország:	France
Experience since:	1985
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments, Houses
Telefon:	+33 (545) 710-046
Languages:	French
Weboldal:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	EUR 186,170

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Nouvelle-Aquitaine
Város:	Charroux
Feladta:	2025. 06. 16.

#### Leírás:

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

Lounge (24.5m2) Wooden floor. Fireplace with wood burner. French windows onto a balcony with views



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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)

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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

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Utility room/boiler room (7m2)

Garage (approx. 50m2) with workshop/studio area

All on a surface area of 2131m2

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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)

Built: 1961

## Gyakori

Hálósobák: 4

Fürdőszobák: 2

Kész négyzetméter: 129 nm

Telekméret: 2.131 nm

## Room details

Total rooms: 7

Indoor Features: Fitted kitchen



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## Building details

Emeletek száma: 2

## Lease terms

Date Available:

## További információ

Virtual tour URL: <https://www.youtube.com/embed/fmH4qHZW2u0>

## Contact information

IMLIX ID: IX7.185.408

