



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



### 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:       | USD 179,431.35 |

### Elhelyezkedés

|                        |                    |
|------------------------|--------------------|
| Ország:                | France             |
| Állam/Régió/Tartomány: | Nouvelle-Aquitaine |
| Város:                 | Charroux           |
| Irányítószám:          | 86460              |
| Feladta:               | 2026. 09. 17.      |

Leírás:

**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



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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

## Gyakori

|                    |         |
|--------------------|---------|
| Hálósobák:         | 4       |
| Fürdőszobák:       | 1       |
| Kész négyzetméter: | 124 nm  |
| Telekméret:        | 4180 nm |
| Floor Number:      | 1       |

## Room details

|              |   |
|--------------|---|
| Total rooms: | 6 |
|--------------|---|

## Building details

|                 |   |
|-----------------|---|
| Emeletek száma: | 1 |
| Orientation:    | W |

## Lease terms

Date Available:

## További információ

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Virtual tour URL: | <a href="https://youtu.be/">https://youtu.be/</a> |
|-------------------|---------------------------------------------------|

## Contact information

|           |             |
|-----------|-------------|
| IMLIX ID: | IX9.000.509 |
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# IMLIX

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<https://www.imlix.com/hu/>

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