



€186170 - Beautiful Detached Property With Independant Apartment



Agent Info

Naam:	Christophe GUAY
Bedrijfsnaam:	Agence TIC Ruffec
Mistlampen:	France
Experience since:	1985
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefoon:	+33 (545) 710-046
Languages:	French
Website:	https://tic-ruffec.com

Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 214,157.03

Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Charroux
Geplaatst:	16-06-2025
Omschrijving:	

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

Gebouwd: 1961

Algemeen

Slaapkamers:	4
Badkamers:	2
Afgewerkte vierkante meter:	129 m ²
Lot Afmeting:	2.131 m ²

Room details

Total rooms:	7
Indoor Features:	Fitted kitchen



Building details

Aantal verdiepingen: 2

Lease terms

Date Available:

Additionele informatie

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

Contact information

IMLIX ID: IX7.185.408

