



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

### Informações do Revendedor

Name:	Christophe GUAY
Nome da Empresa:	Agence TIC Ruffec
País:	França
Experience since:	1985
Tipo de Serviço:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telephone:	+33 (545) 710-046
Languages:	French
Website:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	EUR 159,570

### Localização

Country:	França
State/Region/Province:	Nouvelle-Aquitaine
Cidade:	Charroux
CEP:	86460
Adicionado:	29/05/2026

Informação adicional:

**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

## Comum

Quartos de dormir:	4
Banheiro:	1
Pés quadrados acabados:	124 m <sup>2</sup>
Tamanho do lote:	4180 m <sup>2</sup>
Floor Number:	1

## Room details

Total rooms:	6
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## Building details

Número de pisos:	1
Orientation:	W

## Lease terms

Date Available:

## Informação adicional

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



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