



€196800 - A Beautifully Bright And Spacious Country Property With Outbuildings on Over 4 Acres



Agenten-Info

Name:	Christophe GUAY
Name der Firma:	Agence TIC Ruffec
Land:	Frankreich
Erfahrung seit:	1985
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
Telefon:	+33 (545) 710-046
Sprachen:	French
Webseite:	https://tic-ruffec.com

Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 223,663.55

Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Charroux
Veröffentlicht:	22.04.2025

Beschreibung:

Set in an exceptionally peaceful setting, this beautifully renovated home offers the ideal countryside lifestyle. It boasts two bedrooms, each with its own en-suite bathroom, a spacious and light-filled open-plan living area with kitchen—perfect for entertaining—and a delightful separate summer room, currently used as an overflow bedroom, bathed in natural light. The expansive plot is well-suited for keeping horses or simply enjoying the wide-open space and tranquillity. A true haven for those who cherish nature, serenity, and authenticity.

Ground floor

-Fitted Kitchen (14m²): tiled, exposed stone

-Living room (36m²): tiled floor, exposed stone, wood burner

-Utility room (6m²): tiled floor, washbasin, heated towel rail, (new 2025 water heater)



-WC (1.5m2)

First floor

-Landing (5m2): chestnut floorboards, oak beams

-Bedroom (17m2): chestnut floor, oak beams, Velux window with private shower room (3m2): linoleum, shower, washbasin, WC (macerator), heated towel rail, oak beams

-Bedroom (16m2): chestnut floor, cupboard, beam with en-suite bathroom (5.5m2): tiled floor, bath, washbasin, shower, WC, towel rail, oak beam

Outside

-Summer Room (17m2): tiled floor, stove, washbasin, double glazed 2 bay windows, often used as a summer overflow bedroom when the family descends

-Stone barn: concrete, electricity

-Stable: 3 horse boxes, electricity

-Wooden barn: earth floor, space for 2 cars, metal roof, electricity

-All on a surface area of 17991m2

Information on the risks to which this property is exposed is available on the Georisques website:
www.georisques.gouv.fr

Allgemein

Schlafzimmer:	2
Badezimmer:	2
Fertige m ² :	104 m ²
Grundstücksgröße:	17.991 m ²

Zimmerdetails

Zimmer insgesamt:	3
Innenausstattung:	Fitted kitchen

Gebäudedetails



Anzahl Etagen: 2

Mietbedingungen

Verfügbar ab:

Zusätzliche Informationen

URL der virtuellen Tour: <https://www.youtube.com/embed/fmH4qHZW2u0>

Kontaktinformation

IMLIX ID: IX6.828.614

