



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



### Info Agente

Nombre:	Christophe GUAY
Nombre empresa:	Agence TIC Ruffec
País:	Francia
Experiencia since:	1985
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	French
Sitio web:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 224,046.47

### Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Charroux
Publicado:	22/04/2025

### Descripción:

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)



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-WC (1.5m2)

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## 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

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## 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

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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)

### Común

Dormitorios:	2
Baños:	2
Pies cuadrados terminados:	104 m2
Tamaño del lote:	17.991 m2

### Room details

Total rooms:	3
Indoor Features:	Fitted kitchen

### Building details



# IMLIX

IMLIX Mercado Inmobiliario

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

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Número de plantas: 2

## Lease terms

Date Available:

## Información adicional

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

## Contact information

IMLIX ID: IX6.828.614

