



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



### Informazioni sull'Agente

Nome:	Christophe GUAY
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Tipo di servizio:	Selling a Property
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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 223,663.55

#### Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Charroux
Pubblicato:	22/04/2025

#### Descrizione:

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)

## Comune

Camere da letto:	2
Bagni:	2
Finito piedi quadrati:	104 mq
Dimensione del lotto:	17.991 mq

## Room details

Total rooms:	3
Indoor Features:	Fitted kitchen

## Building details



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Numero di piani: 2

## **Lease terms**

Date Available:

## **Informazioni aggiuntive**

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

## **Contact information**

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