



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



Agent Info

Name:	Christophe GUAY
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since:	
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Specialties:	
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Languages:	French
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Listing details

Property for:	Sale
Price:	USD 224,046.47

Location

Country:	France
State/Region/Province:	Nouvelle-Aquitaine
City:	Charroux
Posted:	Apr 22, 2025

Description:

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

Common

Bedrooms:	2
Bathrooms:	2
Finished sq. ft.:	104 sq m
Lot Size:	17.991 sq m

Room details

Total rooms:	3
Indoor Features:	Fitted kitchen

Building details

Number of Floors:	2
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Lease terms

Date Available:

Additional information

Virtual tour URL:

<https://www.youtube.com/embed/fmH4qHZW2u0>

Contact information

IMLIX ID:

IX6.828.614

