



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



### 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
Telefone:	+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:	USD 224,046.47

### Localização

Country:	França
State/Region/Province:	Nouvelle-Aquitaine
Cidade:	Charroux
Adicionado:	22/04/2025

### Informação adicional:

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 (14m<sup>2</sup>): tiled, exposed stone

-Living room (36m<sup>2</sup>): tiled floor, exposed stone, wood burner

-Utility room (6m<sup>2</sup>): 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)

## Comum

Quartos de dormir:	2
Banheiro:	2
Pés quadrados acabados:	104 m <sup>2</sup>
Tamanho do lote:	17.991 m <sup>2</sup>

## Room details

Total rooms:	3
Indoor Features:	Fitted kitchen

## Building details



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Número de pisos: 2

## **Lease terms**

Date Available:

## **Informação adicional**

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

## **Contact information**

IMLIX ID: IX6.828.614

