



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



### Информация об агенте

|                    |                                                             |
|--------------------|-------------------------------------------------------------|
| Название:          | Christophe GUAY                                             |
| Название компании: | Agence TIC Ruffec                                           |
| Страна:            | Франция                                                     |
| Experience since:  | 1985                                                        |
| Тип услуг:         | Selling a Property                                          |
| Specialties:       |                                                             |
| Property Type:     | Apartments, Houses                                          |
| Телефон:           | +33 (545) 710-046                                           |
| Languages:         | French                                                      |
| Веб-сайт:          | <a href="https://tic-ruffec.com">https://tic-ruffec.com</a> |

### Детали объявления

|               |                |
|---------------|----------------|
| Недвижимость: | На продажу     |
| Цена:         | USD 224,046.47 |

### Местоположение

|            |                    |
|------------|--------------------|
| Страна:    | Франция            |
| Область:   | Nouvelle-Aquitaine |
| Город:     | Charroux           |
| Добавлено: | 22.04.2025         |

#### Описание:

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)
- WC (1.5m<sup>2</sup>)



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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)

### Общие

|                  |             |
|------------------|-------------|
| Спальни:         | 2           |
| Ванные комнаты:  | 2           |
| Готовые кв.м.:   | 104 кв м    |
| Площадь участка: | 17.991 кв м |

### Room details

|                  |                |
|------------------|----------------|
| Total rooms:     | 3              |
| Indoor Features: | Fitted kitchen |

### Building details

|                    |   |
|--------------------|---|
| Количество этажей: | 2 |
|--------------------|---|



## Lease terms

Date Available:

## Дополнительная информация

Virtual tour URL:

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

## Contact information

IMLIX ID:

IX6.828.614

