



## €237760 - Spectacular 4 Bedroom Country House On Over 4.5 Acres



### Emlakçı Bilgisi

İsim:	Christophe GUAY
Şirket Adı:	Agence TIC Ruffec
Ülke:	France
Experience since:	1985
Hizmet tipi:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefon:	+33 (545) 710-046
Languages:	French
Web sitesi:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 262,913.67

### Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Nouvelle-Aquitaine
Şehir/İlçe:	Charroux
Yayınlandı:	22.08.2024

### Açıklama:

A fantastic 4-bedroom property just outside of the town of Charroux and set in an extremely quiet hamlet with no through traffic. Peace and tranquillity assured. The property is extremely comfortable and has retained a lot of its original character. There is even an ensuite bedroom on the ground floor for anyone with mobility issues. Set within over 4.5 acres of land and with lovely country views. The land is easily maintained as the current owners have kept some of the garden formal and the other part as an ecological meadow to attract insects and wildlife with pathways cut through the meadow. Alternatively, the land lends itself to someone with horses and there is even an outbuilding previously used as a stable. On a hot summer's day, the bonus is the 8m x 4m swimming pool where one can chill out. The current owner has replaced the roof himself about 4 years and there is a useful barn/workshop attached to the rear of the property with a solid concrete floor offering space to park a camping car if required. In brief a rare property on the market with character and fabulous outside space and country views.

### Ground floor

Living room (30m<sup>2</sup>): parquet flooring, wood-burning stove (which heats the house's radiators)



-Kitchen/dining room (32m<sup>2</sup>): parquet flooring

Bedroom 1 (18m<sup>2</sup>) with en-suite shower room (6m<sup>2</sup>): parquet flooring, tiled floor, WC, washbasin, shower.

-WC (3m<sup>2</sup>): parquet flooring, washbasin

-Utility room (10m<sup>2</sup>): parquet flooring

-----

1st floor

-Landing (2m<sup>2</sup>): wooden floor

Bedroom 2 (19m<sup>2</sup>) with en-suite shower room (5m<sup>2</sup>): tiled floor, shower, washbasin, WC

Bedroom 3 (14m<sup>2</sup>) with en-suite shower room (4m<sup>2</sup>): tiled floor, washbasin, shower, WC

-Study/Mezzanine (8m<sup>2</sup>): wooden floor, velux window, cupboard

-Bedroom 4 (8.5m<sup>2</sup>): parquet flooring

-----

Outside

-Attached barn with garage for one car

-Workshop

-Two small roofs

-Park

-Wooden terrace

-Courtyard

-Hard-surface parking for motorhome

-Wooden garage for one car (stable possible)

-8x4 swimming pool with terrace (chlorinated + pump)



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)

## Genel Bilgiler

Yatak odası:	4
Banyo:	3
Bitmiş metrekare:	160 m2
Arazi Büyüklüğü:	19.042 m2

## Room details

Total rooms:	7
--------------	---

## Building details

Outdoor Amenities:	Pool
Kat Sayısı:	2

## Lease terms

Date Available:

## Ek Bilgiler

Virtual tour URL: <http://www.youtube.com/embed/16kfYVvzqlg>

## Contact information

IMLIX ID: IX6.038.318

