



4 bed, 2 bath, Sous-sol house in popular village with local amenities,

86250, Charroux, Vienne, Nouvelle-Aquitaine

* Available * 2 Beds * 1 Bath

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€233,200

Ref: BVI19355

Property Description

Spacious well presented sous-sol house with an in-ground swimming pool within a 3 minute walk of the village centre. The accommodation of this property is split on two levels. On the ground floor you have 2 bedrooms, bathroom, kitchen, lounge-diner and the entrance hallway. Directly underneath and accessed from the upstairs hallway you have the self contained 2 bed apartment with a kitchen, lounge-diner, utility room and a separate W.C. This accommodation can be accessed by a outside door also. It's perfect for holiday lets or B 'n' B and presented in excellent order throughout. The tarmac driveway leading to the rear courtyard provides parking for several vehicles. Also located at the rear is a hangar, double garage and a very large workshop. The swimming pool is at the rear and complies with the current safety regulations. There is also another gated entrance to the side of the property, giving access to a plot of attached land that up until recently had planning permission to build a small dwelling. Although the PP has expired we do not anticipate a refusal if any new owner wished to apply again. The village is very popular and has a very good mix of both French and British. Price including agency fees : 270,300€ Price excluding agency fees : 255,000€ Buyer commission included: 6%

