



## Stone House in Charroux with Gîte,,

86250, Charroux, Vienne, Nouvelle Aquitaine

€228,700

Ref: R5874

\* Available \* 7 Beds \* 3 Baths

A superb opportunity: Stone house with 7 bedrooms altogether, located in the heart of the "Small City of Character": Charroux, with its shops and amenities nearby.

- Limoges for Motorway Connections Railways and Airport
- Poitiers and Angoulême for TGV trains
- Historical and Tourist Areas
- Golf courses in region
- Tennis in most towns
- River and Lake Pursuits
- Local Markets
- Angoulême Limoges and Poitiers tourist centres
- Motorways close

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**French Entrée** 

## Property Description

A superb opportunity: Stone house with 7 bedrooms altogether, located in the heart of the "Small City of Character": Charroux, with its shops and amenities nearby. The property also has an independent studio, and a two-bedroom cottage. Outside, there are many outbuildings including a garage and two gardens with beautiful views. Whether you are looking for a large family home or a property with income potential, this beautiful property could be ideal.

The property benefits from mains drainage and oil fired central heating.

In detail the property includes:- MAIN HOUSE -

On the ground floor:

Kitchen (15.3m<sup>2</sup>): tiled floor, fitted, two windows, french window,

Laundry (7.1m<sup>2</sup>): two small windows, connections for washing machine,

Living room (22.7m<sup>2</sup>): tiled floor, fireplace with wood burning stove, window and French window,

Office / Bedroom (11.8m<sup>2</sup>): window, carpet, closet,

Bathroom (4m<sup>2</sup>): shower, toilet, carpet on floor.

Boiler room with oil boiler 2016,

Cellar (12.27m<sup>2</sup>): oil tank, laundry point, concrete floor, covered terrace.

First floor:

Bedroom (16m<sup>2</sup>): wooden floor, window, carpet on floor,

Bathroom (5.7m<sup>2</sup>): bath, two basins, wc, window,

Bedroom (9.5m<sup>2</sup>): carpet on floor, window,

Bedroom (15.35m<sup>2</sup>): cupboard, door window with stairs to the outside; bathroom in suite (2.7m<sup>2</sup>): toilet, sink, shower, tiles.

- ATTACHED STUDIO -

Bedroom (17.3m<sup>2</sup>): wood floor, cupboard, window,

Kitchenette (10.5m<sup>2</sup>): wood floor, two windows, sink,

Corridor and Landing (5.2m<sup>2</sup>): carpet on floor,

Shower room with WC.

-Gîte-

On the ground floor:

Living room with kitchen area (28m<sup>2</sup>): two French doors, window, living room with fireplace and wood stove, floating floor,

Laundry room (2.18m<sup>2</sup>): toilet, tiled floor

First floor:

Bedroom (17m<sup>2</sup>): wooden floor, window,

Shower room en suite (2.1m<sup>2</sup>): tiled floor, shower, washbasin, WC.

Bedroom (10m<sup>2</sup>) wood floor, window, access through the first bedroom.

- OUTSIDE -

Garage, workshop, wells, small roofs, courtyard and private terrace for each house, two gardens.

Half way between Poitiers and Angoulême, this area benefits from its central position for shopping and entertainment. Good connections for TGV and airports in the great towns of Poitiers, Limoges, Tours and Bordeaux. Popular tourist area with activities and historical features close by: local restaurants and markets everywhere even vineyards half an hour to the North. Explore **Limoges**, catch a train or plane there or play golf or visit Porcelain factories or explore the different markets. The little streets of Poitiers will fascinate you too: like all big towns there's lots to see and do



# Gallery

