

Charming 3-bedroom residential house with a fenced garden. In Charroux.

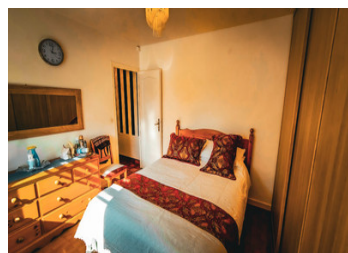
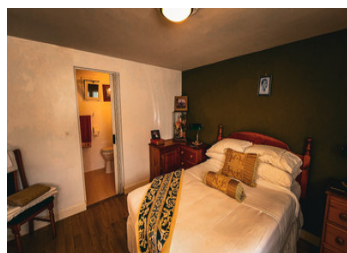
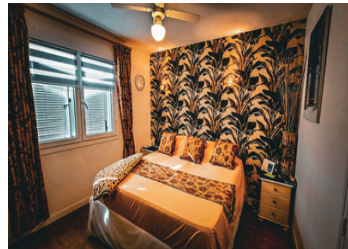
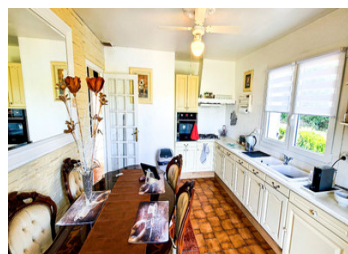
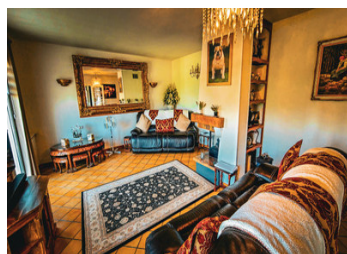


INFORMATION

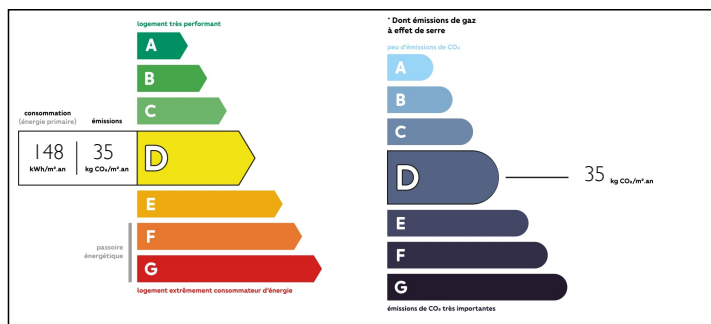
Town:	Charroux
Department:	Vienne
Bed:	4
Bath:	2
Floor:	110 m2
Plot Size:	1399 m2

IN BRIEF

Discover this charming house, a true haven of comfort in Charroux. Just steps away from the heart of this historic village, you will experience an authentic life. The interior is a masterpiece of decoration and design. Each room is meticulously crafted, creating a warm and elegant atmosphere. The house comprises a spacious kitchen, a living/dining room with a wood-burning stove, two comfortable bedrooms, and a tastefully renovated bathroom/WC. The ground floor offers the possibility of an independent living area with a kitchen, a bedroom with an adjoining shower room, a garage, and a boiler room. The house is equipped with oil central heating, double-glazed windows, and is connected to the sewage system. Outside, an electric gate opens to a driveway leading to the property. The garden is primarily lawn, with a sunny terrace for outdoor enjoyment. This house is a rare opportunity. Don't miss out.



ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

GROUND FLOOR:

- Kitchen (14.21 m²): A spacious and functional kitchen.
- Hallway (8.4 m²): A corridor connecting different parts of the house.
- Living room (27.6 m²): A large living/dining room with plenty of space to relax and beautifully decorated.
- Bedroom 1 (12.34 m²): A comfortable bedroom for a good night's sleep.
- Bathroom/WC (5.2 m²): A tastefully renovated bathroom with sanitary facilities.
- Bedroom 2 (12.91 m²): A second spacious bedroom.

BASEMENT:

- Bedroom 3/Shower room (16.7 m²): A basement bedroom with an adjoining shower room.
- Hallway (12.8 m²): A basement hallway.

This house offers a variety of functional spaces, beautiful bedrooms, and a well-thought-out layout to meet the needs of its residents. The rooms are spacious, and the bathroom has been tastefully renovated, providing modern comfort. The basement adds an additional dimension to the house with a bedroom and a shower room.

Charroux is a medieval village with a rich historical heritage. Its cobbled streets, stone houses, and 12th-century church add to its charm.

One of the "Most Beautiful Villages of France": Like other Charroux villages, Charroux in Vienne is also classified among the "Most Beautiful Villages of France," ensuring the preservation of its authentic character.

Peace and Tranquility: Charroux offers a peaceful setting for those seeking an escape from urban hustle and bustle. You can enjoy the serenity of the

LOCAL TAXES

Taxe foncière: 410 EUR

NOTES