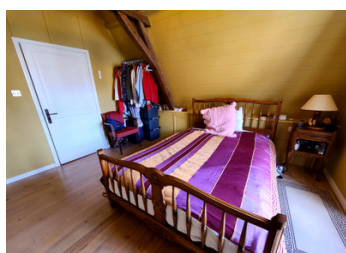


## Maison de caractère du XIVe siècle - Charm and breathtaking views in Charroux - 3 bedrooms



## INFORMATION

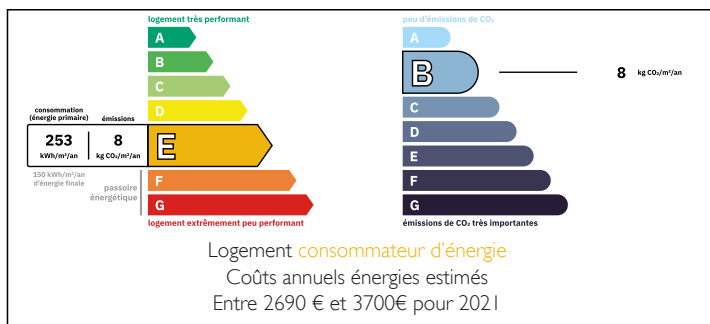
|             |          |
|-------------|----------|
| Town:       | Charroux |
| Department: | Vienne   |
| Bed:        | 3        |
| Bath:       | 3        |
| Floor:      | 200 m2   |
| Plot Size:  | 486 m2   |

## IN BRIEF

Located in the heart of the historic village of Charroux, this atypical house combines old-world charm with quality renovation. Dating back to the 14th century and restored with noble materials, it has preserved its authenticity with exposed stonework, period beams and a warm atmosphere. Its privileged location offers exceptional views of the abbey and church, to be admired from a charming terrace with barbecue area, outdoor shower and summer kitchen. A true haven of peace, ideal for relaxing and enjoying the fine weather. This bright, charming house has three bedrooms, offering comfort and privacy. The renovation was carried out with respect for the history of the place, while integrating modern equipment for a pleasant living environment.

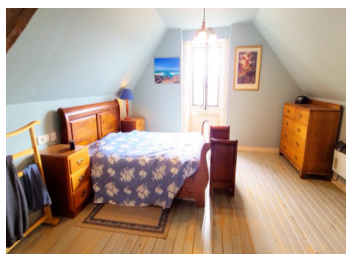
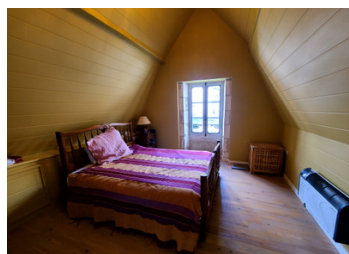
An exceptional property, perfect for lovers of houses steeped in history, combining charm and authenticity. We look forward to hearing from you.

## 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

This property is composed as follows:

- Entrance Kitchen: 34 m<sup>2</sup>
- Living room / Dining room: 25m
- Under the mezzanine
- Sitting room: 14m<sup>2</sup>.
- Basement: Cellars with vaults and a well.

1st floor - Period parquet flooring

- Shower room + wc: 5m<sup>2</sup> with balcony
- Bedroom1: 15,41m<sup>2</sup> with balcony and dressing room (4m<sup>2</sup>)
- Living room: 30m<sup>2</sup> + fireplace
- Living room: 21m<sup>2</sup> + fireplace + balcony

2nd floor - Period parquet flooring

- Study on mezzanine: 14m<sup>2</sup> with balcony
- Bedroom2: 18,83m<sup>2</sup>
- Bedroom3: 11,53m<sup>2</sup>
- Shower room + wc + shower: 4m<sup>2</sup> Outside

Exterior

Outside terrace overlooking the village with barbecue area and dining area (stone table).

Exterior kitchen: 4,60m<sup>2</sup>

Storage space: 3m<sup>2</sup>, with

Outside shower: 2,80m<sup>2</sup>

wc+ washbasin: 4,4m<sup>2</sup>

Vegetable garden

The advantages of living in Charroux (86400)

Living in Charroux, in the Vienne region, offers many advantages that make it a privileged place to live. Listed as one of "Les Plus Beaux Villages de France", this village combines historic charm with a modern rural lifestyle.

An exceptional heritage

Charroux immerses you in an authentic medieval setting, with its cobbled streets and half-timbered

## LOCAL TAXES

Taxe habitation: EUR

## NOTES