

Impressive 18c renovated 6 bedroom character family home, guest cottage, gardens and more in historic Charroux

EXCLUSIVE



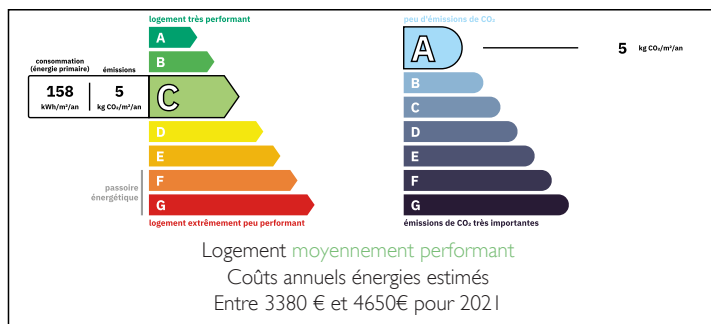
INFORMATION

Town:	Charroux
Department:	Vienne
Bed:	7
Bath:	6
Floor:	466 m2
Plot Size:	5578 m2

IN BRIEF

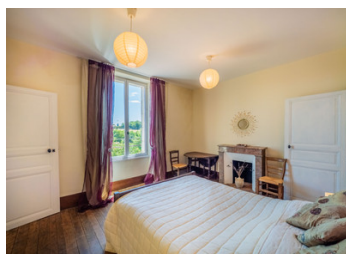
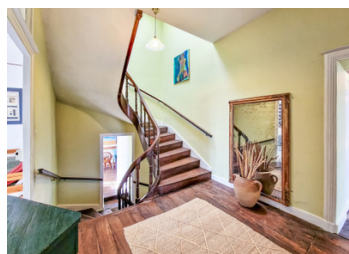
Be seduced by this stunning 18th century beautifully renovated spacious property, packed with original features, offering tranquil living in the heart of the popular historic village Charroux, a short walk to amenities. It comprises an impressive six bedroom family house, filled with light and elegance, run as a chambres d'hotes (B&B) for a number of years, with a charming detached one bedroom guest cottage/gite. Stables, a 140m2 barn with adjacent spacious garage, private stone-flagged courtyards, and a garden adjoining a tranquil wooded park compliment the property. Located on a hilltop, with stunning views over the rooftops, church, and the hills, the property provides modern comfort while retaining in a unique way the soul and charm of the original stone architecture. This home is a perfect welcoming family residence with spaces for artistic or remote work, guests and entertainment....

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.



LOCAL TAXES

Taxe foncière: **1489 EUR**

NOTES

DESCRIPTION

You enter the property through the main house's original large wooden door and you step into a spacious entrance hall, with original decorated stone floor, introducing the authentic beautifully preserved wooden staircase to the upper floors of the house. On the left, an impressive luminous living room with a grand piano and large comfortable sitting area facing the fireplace is welcoming you. On the right is a large reception room, currently used as an office, with a floor-to-ceiling library and a fireplace. Both rooms have their carefully preserved original decorated oak floors.

Leading on straight ahead from the entrance is the bright and airy open plan kitchen with dining and lounge area with access to the courtyard and garden. Upon entering, you are greeted by a grand 52m² living space enhanced by double glazed windows, a wood burner and high ceilings with modern light fixtures. The fully equipped modern kitchen complements the space, ensuring both functionality and style. On this level, you also have a shower room with a toilet, a laundry room, and a number of storerooms.

Ascending the beautiful staircase, the first floor consists of a lovely light filled 30m² room, currently an art studio, with potential for workshop or other use and a bedroom with a mezzanine, an office that could be used as a cinema room or a music room, complimented by an attached 20m² lounge that could be used as an additional home office adding versatility for remote work...