



## Charentaise à la campagne



### Agenten-Info

Name:	ArKadia
Name der Firma:	
Land:	Vereinigtes Königreich
Telefon:	
Sprachen:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 235,755.63

### Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Epargnes
Postleitzahl:	17120
Veröffentlicht:	01.04.2026

### Beschreibung:

Just 5 minutes from Cozes and 20 minutes from Royan, in a peaceful and charming countryside setting, fall in love with this beautifully maintained Charentaise-style home offering 111 m<sup>2</sup> of living space on a lush 580 m<sup>2</sup> garden with a large south-facing terrace.

On the ground floor: a bright living room, fully fitted kitchen with fireplace insert, pantry, and WC. Upstairs: 3 comfortable bedrooms, a dressing room, shower room, separate WC, and a veranda-style enclosed balcony.

Modern comfort includes a heat pump, water softener, and excellent exposure.

Optional: a large 50 m<sup>2</sup> garage + additional 750 m<sup>2</sup> of land!

A true gem — perfect as a primary residence or holiday home, ready to move in!

Gebaut:	1938
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### Allgemein

Schlafzimmer:	3
Badezimmer:	1
Fertige m <sup>2</sup> :	111 m <sup>2</sup>
Grundstücksgröße:	580 m <sup>2</sup>

### Zimmerdetails

Zimmer insgesamt:	5
Innenausstattung:	Fitted kitchen



## Energieeffizienz

Energieverbrauch in kWh/(m<sup>2</sup>·a): 217

## Gebäudedetails

Parkplatz: Ja

## Mietbedingungen

Verfügbar ab:

## Zusätzliche Informationen

URL der Website: [http://www.arkadia.com/AGHX-T667537/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/AGHX-T667537/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Kontaktinformation

IMLIX ID: 1519905

