



MAISON DE VILLAGE, 3 chambres



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 154,900.43

Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Les Essards
Postleitzahl:	17250
Veröffentlicht:	12.04.2026

Beschreibung:

Located in the peaceful town of Essards, 10 minutes from Saintes, 25 minutes from Rochefort and 30 minutes from Royan.

This house enjoys an ideal location for those seeking tranquility while remaining close to the roads leading to Saintes or Rochefort. An authentic living environment, perfect for a serene village life.

The property has an exterior of 87 m². Easy to maintain and without major constraints, this space will allow you to enjoy the beautiful days (terrace, small garden and parking space) without spending all your weekends. A perfect compromise for those who want a "turnkey" green space.

With an area of about 86 m², this house from 1850 has been designed to be functional and warm:

Living space: A room of character with its exposed beams, creating a cozy atmosphere, complemented by a fitted kitchen.

Night area: 3 bedrooms, ideal for a small family or to create an office space.

Comfort: A modern bathroom and 1 toilet on each level.

Anne-Gaëlle's opinion: This house is the ideal gem for a first-time buyer or investor. Why? Because it has all the advantages: charm, good energy performance (Class D), and very low taxation with a property tax



of only €294. It is a smart, healthy purchase ready to live on.

Gebaut: 1850

Allgemein

Schlafzimmer: 3
Badezimmer: 1
Fertige m²: 86 m²
Grundstücksgröße: 147 m²

Zimmerdetails

Zimmer insgesamt: 4

Energieeffizienz

Energieverbrauch in kWh/(m²·a): 217

Mietbedingungen

Verfügbar ab:

Zusätzliche Informationen

URL der Website: http://www.arkadia.com/AGHX-T726819/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Kontaktinformation

IMLIX ID: 1638123

