



## listing



### Info Agente

Nombre: ArKadia  
Nombre empresa:  
País: Reino Unido  
Teléfono:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Detalles del anuncio

Propiedad para: Venta  
Precio: USD 346,037.86

### Ubicación

País: Francia  
Estado/Región/Provincia: Nouvelle-Aquitaine  
Ciudad: Nere  
Publicado: 26/08/2025

### Descripción:

This 4/5 bedroom charentaise village house is built on a grand scale with large reception rooms, a master bedroom suite with balcony and just over a hectare of enclosed grounds with in-ground pool. Originally built between 1850 and 1913 this lovely property has been beautifully renovated and benefits from energy efficient air-source heat pump heating and double-glazing throughout, and the convenience of connection to mains drainage. The ground floor comprises a large, dual aspect living room (50m<sup>2</sup>) with feature wood burning stove, a fitted kitchen (40m<sup>2</sup>), a dining room (40m<sup>2</sup>) with insert wood burning stove plus a laundry room, a 'cave' and a w.c. The first floor comprises; a master bedroom suite (bed, dressing and bathroom) with access to a balcony, 3 further double bedrooms (one also with a balcony) a family bathroom, a large landing and a second living room or games room (50m<sup>2</sup>). Separate to the house is a very large two story outbuilding which on the ground floor is divided into three separate garages and on the first floor, a single huge 126m<sup>2</sup> room accessed via stairs from one of the garages. The gardens which extend to 1.14ha lie to the front (south west) of the property are part wooded and contain a number of fruit trees as well as the superb in-ground pool with solar electric roller-cover, hot water shower and pool house/changing room. This very spacious property is ideally situated in the heart of a thriving village within walking distance of a bakery, grocers and a bar and is ready for you to move straight in. The town of Aulnay de Saintonge with its supermarket is only 10 km away whilst the beaches of the Atlantic coast, the historic town of Cognac and the city of Bordeaux, with its international airport and TGV connections are all within easy reach. Price including agency fees : 299 9500 € Price excluding agency fees : 280 328 € Buyer commission, tax included: 7%

### Común



Dormitorios: 4  
Baños: 2  
Pies cuadrados terminados: 326 m<sup>2</sup>  
Tamaño del lote: 11427 m<sup>2</sup>

### **Building details**

Outdoor Amenities: Pool

### **Lease terms**

Date Available:

### **Información adicional**

URL sitio web: [http://www.arkadia.com/MLSM-T5820/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T5820/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### **Contact information**

IMLIX ID: bvi71187

