



## Charentaise à la campagne



### 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 235,755.71

### Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Epargnes
Código postal:	17120
Publicado:	01/04/2026

### Descripción:

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!

Fabricado:	1938
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### Común

Dormitorios:	3
Baños:	1
Pies cuadrados terminados:	111 m <sup>2</sup>
Tamaño del lote:	580 m <sup>2</sup>

### Room details

Total rooms:	5
Indoor Features:	Fitted kitchen



## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 217

## Building details

Parking: Sí

## Lease terms

Date Available:

## Información adicional

URL sitio web: [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)

## Contact information

IMLIX ID: 1519905

