



## Charmant pavillon plain-pied, 3 chambres, belle pièce de vie, terrasse, garage et jardin entièrement clos.



### 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 186,584.61 |

### Ubicación

|                          |                    |
|--------------------------|--------------------|
| País:                    | Francia            |
| Estado/Región/Provincia: | Nouvelle-Aquitaine |
| Ciudad:                  | Nersac             |
| Código postal:           | 16440              |
| Publicado:               | 08/04/2026         |

### Descripción:

Just 6 km from Nersac and Châteauneuf, 15 km from Angoulême and the LGV train station, come discover this charming renovated single-story house.

Virtual tour available upon request.

Entrance into a beautiful living room with a newly fitted kitchen opening onto the living room. On the sleeping area, a hallway leads to three bedrooms, a large bathroom with a shower stall and double sink vanity, and a separate toilet. A large sunny terrace, a garage, and a fully enclosed garden with a shed complete this property.

### Highlights:

- Very quiet neighborhood
- New kitchen
- New paint
- New roller shutters
- New drainage
- New garage door
- PVC double-glazed joinery
- Possibility of extending the garage



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Fabricado: 1980

## Común

Dormitorios: 3  
Baños: 1  
Pies cuadrados terminados: 83 m<sup>2</sup>  
Tamaño del lote: 2000 m<sup>2</sup>

## Room details

Total rooms: 5

## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 304

## Building details

Parking: Sí

## Lease terms

Date Available:

## Información adicional

URL sitio web: [http://www.arkadia.com/AGHX-T672734/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/AGHX-T672734/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 1528424

