



## listing



### Information de l'agent

Nom: ArKadia  
Nom de compagnie:  
Pays: Royaume-Uni  
Téléphone:  
Langues: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à: Vendre  
Prix: USD 126,901.7

#### Location

Pays: France  
État/Région/Province: Nouvelle-Aquitaine  
Ville: Charras  
Soumis: 03/09/2025

#### Description:

**EXCLUSIVE TO BEAUX VILLAGES! – A Hidden Gem!** Step into your own slice of paradise! Nestled within 5.6 hectares (13.8 acres) of beautifully landscaped grounds, this exceptional property is the perfect escape— whether you're looking for a serene holiday retreat, a permanent residence, or a property with income potential (subject to necessary permissions). Set within a historic chateau complex with just 23 apartments, this property benefits from shared ownership of extensive communal spaces. Imagine relaxing by the 15m x 6m heated swimming pool, tucked away in its own private walled garden, or spending your days playing tennis, volleyball, basketball, or table tennis on the recently refurbished sports courts. Stroll through peaceful gardens, enjoy a picnic overlooking open countryside, pick apples in the orchard or simply soak in the tranquility of this magical setting. Inside, the property offers a light-filled, open-plan living area with a modern kitchen and dining space—ideal for entertaining family and friends. The cozy fireplace with efficient pellet stove makes it perfect for year-round living. Two bright and spacious double bedrooms and a large bathroom with a corner bath complete the comfortable interior. Rated D for energy efficiency, this home also includes replacement double glazed windows (available but not yet installed) to further enhance insulation and comfort. This property could also be considered together with BVI0074522, the adjacent apartment that shares the same hallway and staircase. The two apartments together would be an ideal holiday home, allowing family and friends to stay together in the same location. It would also work perfectly as an investment opportunity, subject to the usual permissions. Property subject to the legal status of co-ownership, total number of lots in the co-ownership: 23. The annual charges (provisional vendor's share) are 2,065.20€ per annum and are charged on a quarterly basis. These fees cover the management and routine maintenance of the co-owned spaces, comprising the buildings, walled grounds, pool, sports ground and tennis court, together with the



provision of centralised waste and recycling. There is an additional small annual budget for upgrades and improvements—decided collectively by the owners at the Assemblée Générale (annual general meeting). There are currently no ongoing legal proceedings. Don't miss your chance to own a slice of French countryside charm—viewing is a must!

## Commun

Chambres:	2
Salle de bains:	1
Pied carré fini:	62 m <sup>2</sup>
Dimesions du lot:	58056 m <sup>2</sup>

## Building details

Outdoor Amenities:	Pool
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## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web:	<a href="http://www.arkadia.com/MLSM-T10428/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/MLSM-T10428/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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## Contact information

IMLIX ID:	bvi81389
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