



## listing



### Information de l'agent

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

### Détails de l'annonce

Propriété à: Vendre  
Prix: USD 211,810.47

#### Location

Pays: France  
État/Région/Province: Centre-Val de Loire  
Ville: Chaillac  
Soumis: 16/09/2025

#### Description:

Situated in the heart of the Indre countryside at the edge of a hamlet outside Chaillac is this bright and attractive renovated traditional family house which embraces modern comfort in spacious rooms and includes 5 bedrooms, 3 bathrooms and an attached garage. The house is surrounded by approximately 4500m<sup>2</sup> (over an acre) of fenced garden. The property is a couple of minutes' drive from Chaillac, a lively village which has a selection of shops and businesses as well as a pretty lake for swimming, fishing and walking. The larger village of St Benoît-du-Sault (officially ranked as one of France's most beautiful) with a supermarket and more shops and businesses is about 10 minutes away by car. Within an hour, you can be at the International Airport in Limoges with flights to regional UK airports. **HOUSE:** Ground floor (tiled throughout): Entrance hall - 4.6 x 1.65m (7.5m<sup>2</sup>) with exposed beams. Living room - 8 x 4.5m (35m<sup>2</sup>) with an open fireplace, exposed beams and stonework and glazed doors to outside. Kitchen - 4.4 x 3.3m (14.5m<sup>2</sup>) (double sink, built-in oven, halogen hob, extractor fan, dishwasher, and fridge) with exposed beams and glazed doors to outside. Dining area - 6.65 x 3.15m (21m<sup>2</sup>) with exposed beams, cathedral ceiling and glazed doors to outside. Passage leading to: Bedroom 2 - 4.25 x 2.9m (12.3m<sup>2</sup>) with exposed beams and glazed doors to outside. Bedroom 3 - 4.3 x 2.75m (11.8m<sup>2</sup>) with exposed beams, open stonework, and glazed doors to outside. Bathroom - 4.1 x 2.15m (8.8m<sup>2</sup>) (bath, basin, shower, lavatory). Separate lavatory. 1st floor (carpeted throughout): Mezzanine sitting room - 6 x 3.5m (20m<sup>2</sup>) with exposed beams and open stonework. Lobby - 4m<sup>2</sup>. Bedroom 1 - 4.8 x 4m (19m<sup>2</sup>) with exposed beams and built-in wardrobes. Ensuite shower room - 6m<sup>2</sup> (shower, basin, bidet, lavatory). Bedroom 4 - 4.4 x 3.2m (14m<sup>2</sup>) with exposed beams. Bedroom 5 - 4.4 x 3.4m (15m<sup>2</sup>) with exposed beams and built-in wardrobes. Shower room - 3.4 x 1.3m (4.5m<sup>2</sup>) (shower, basin, lavatory). **OUTSIDE:** Attached garage - cement floor 6.75 x 6m (40m<sup>2</sup>) with a sink and plumbing for a washing machine.



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Enclosed flat garden of approximately 4500m<sup>2</sup> with a well and terraces at the front and rear of the house.  
GENERAL INFORMATION: Drainage : fosse septique (not up to date) Double glazing throughout.  
Heating - oil fired central heating and an open fireplace on the ground floor and central heating or electric wall mounted heaters on the first floor. Price including agency fees : 183 600 € Price excluding agency fees : 170 000 € Buyer commission included: 8%

## Commun

Chambres:	5
Salle de bains:	3
Pied carré fini:	200 m <sup>2</sup>
Dimesions du lot:	4436 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-T6383/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/MLSM-T6383/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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## Contact information

IMLIX ID:	bvi71549
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