



## 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 190,352.55

### Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Bourg-Charente
Soumis:	11/03/2026

### Description:

**EXCLUSIVE TO BEAUX VILLAGES!** This attractive 2-bedroom cottage, tucked away just off the village square with its grocer's shop / bar and Michelin starred restaurant, comes with a walled garden with swimming pool. The front door opens into a spacious reception room (29m<sup>2</sup>) with tiled floor, exposed beam ceiling, exposed stone wall, a fine Charentaise fireplace and the original stone "potager". This room has plenty of space for both sitting and dining areas. To the back of the room a wide opening leads through to the kitchen (5.4m x 2m = 11m<sup>2</sup>) with tiled floor, exposed beam ceiling and a range of fitted kitchen units. First floor - A wooden staircase rises from the kitchen to the first floor landing, off which are two bedrooms (13m<sup>2</sup> and 9.5m<sup>2</sup>) both with built-in wardrobe / storage cupboards and exposed beam ceilings. Off the large bedroom is an en suite shower room (shower, wash-basin, bidet and WC). Also off the landing is a bathroom (bath, wash-basin and WC). Exterior - To the front of the house is a charming little south-facing terrace - ideal for morning coffee and croissants. A door from the kitchen opens to a little footpath, to the other side of which is a walled garden. In here there is a swimming pool and a large terrace. This also makes a great outside entertaining area. Outbuilding - Just up a small lane from the house is an outbuilding / garage space (about 35m<sup>2</sup>) which offers potential for development (subject to any relevant planning permissions). Permission has previously been granted for arched garage doors with a window over. Summary - This is a great property in a wonderful location - the well-known restaurant is less than a minutes' walk and the grocer's shop is just a couple of minutes' walk, as is the River Charente. The market town of Jarnac is only 4km away and the historic town of Cognac and the golf course are each about a 10 minute drive. Price including agency fees : 165 000 € Price excluding agency fees : 152 778 € Buyer commission, tax included: 8%



## Commun

Chambres:	2
Salle de bains:	2
Pied carré fini:	75 m <sup>2</sup>
Dimesions du lot:	194 m <sup>2</sup>

## Building details

Outdoor Amenities:	Pool
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## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web: [http://www.arkadia.com/MLSM-T11090/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T11090/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: bvi84158

