



## MAISON DE VILLAGE, 3 chambres



### Ügynök információ

Név:	ArKadia
Cégnév:	
Ország:	United Kingdom
Telefon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 154,900.43

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Nouvelle-Aquitaine
Város:	Les Essards
Irányítószám:	17250
Feladta:	2026. 04. 12.

#### Leírás:

Located in the peaceful town of Essards, 10 minutes from Saintes, 25 minutes from Rochefort and 30 minutes from Royan.

This house enjoys an ideal location for those seeking tranquility while remaining close to the roads leading to Saintes or Rochefort. An authentic living environment, perfect for a serene village life.

The property has an exterior of 87 m<sup>2</sup>. Easy to maintain and without major constraints, this space will allow you to enjoy the beautiful days (terrace, small garden and parking space) without spending all your weekends. A perfect compromise for those who want a "turnkey" green space.

With an area of about 86 m<sup>2</sup>, this house from 1850 has been designed to be functional and warm:

**Living space:** A room of character with its exposed beams, creating a cozy atmosphere, complemented by a fitted kitchen.

**Night area:** 3 bedrooms, ideal for a small family or to create an office space.

**Comfort:** A modern bathroom and 1 toilet on each level.

**Anne-Gaëlle's opinion:** This house is the ideal gem for a first-time buyer or investor. Why? Because it has all the advantages: charm, good energy performance (Class D), and very low taxation with a property tax of only €294. It is a smart, healthy purchase ready to live on.



Built: 1850

## Gyakori

Hálósobák: 3  
Fürdőszobák: 1  
Kész négyzetméter: 86 nm  
Telekméret: 147 nm

## Room details

Total rooms: 4

## Energy efficiency

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

## Lease terms

Date Available:

## További információ

Weboldal URL: [http://www.arkadia.com/AGHX-T726819/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/AGHX-T726819/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 1638123

