



## Bright, Well-Presented House with Guest Accommodation in Charming Rural Village

### 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 343,017.23

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Nouvelle-Aquitaine
Város:	Chaunay
Irányítószám:	86510
Feladta:	2026. 06. 05.

#### Leírás:

This extremely attractive property is located in a very quiet hamlet, between various popular market towns and is just a few kilometres from Chaunay. It's close to the popular Vallée des Singes, the charming Charente river and other local attractions, making it an ideal spot for this beautifully presented house and gîte. The property consists of two houses: a two-bedroom house and a five-bedroom house. Currently, the large house is run as a gîte (a future owner would need to obtain the necessary permission and appropriate business registration).

The small house is bright and has recently been modernised. It offers ample living space downstairs, and two bedrooms and a bathroom upstairs. It also has its own private outdoor area. This house could be used as a gîte or as a guest house for friends and family.

The adjoining large house comprises downstairs a beautiful kitchen-diner, a spacious living area, a bedroom, and a bathroom with a separate WC. Upstairs, there are four lovely bedrooms and a shower room. An idyllic covered veranda offers an escape from the heat and is a perfect spot for enjoying your summer evenings.

The property sits on approximately 2400m<sup>2</sup> of land, with a well-appointed pool area. Numerous mature shrubs and trees provide shade on sunny days.

There is a spacious gravel driveway with pretty flower beds, along with a separate garage, laundry room,



and storage room. An additional carport offers further shelter

Furniture is available but sold separately.

Book a viewing today.

Price including agency fees: 296 800 €

Price excluding agency fees: 280 000 €

Buyer commission, tax included: 6%

Állapot: Reformed

## Gyakori

Hálósobák: 7  
Fürdőszobák: 3  
Kész négyzetméter: 210 nm  
Telekméret: 2430 nm

## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 169

## Building details

Parking: Yes  
Number of Garages: 1  
Outdoor Amenities: Pool

## Lease terms

Date Available:

## További információ

Weboldal URL: [http://www.arkadia.com/PFYR-T206926/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/PFYR-T206926/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 1634-bvi81469

