



## 6 Bed House, Chadurie, Charente



### Informazioni sull'Agente

Nome: ArKadia  
Nome della ditta:  
Nazione: United Kingdom  
Telefono:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Dettagli dell'inserzione

Proprietà per: Saldi  
Prezzo: USD 815,461.72

#### Posizione

Nazione: France  
Stato / Regione / Provincia: Nouvelle-Aquitaine  
Città: Chadurie  
Cap: 16250  
Pubblicato: 20/01/2024

#### Descrizione:

If this property were on TripAdvisor it would surely be awarded 5 stars. Formerly a chapel, steeped in history, this is a perfect mix of original charm and modern convenience. The golden Charentaise stone glistens in the warm sunshine, the pool sparkles and the far reaching views are outstanding.

Chadurie is situated about 17 kms south of the cathedral city of Angoulême. There is a daily market in Angoulême (except for Mondays) and the city contains many interesting reminders of its historical significance as a fortress town. Bikes can be hired and with so many splendid cycle paths around it is well with doing. The coastline is an easy excursion and its long, sandy beaches are world renowned and attract many surfers. The region is considered an ideal place to have a summer vacation and the rental market is busy year round.

You will not need convincing that this property was built in the High Middle Ages. There are enormous



stone fireplaces, exposed stone walls in almost all the rooms, ceilings with beams of massive proportions, slit windows, a vaulted cellar, and lots of nooks and crannies. It is a feast of character features. Yet, alongside you will find a well fitted, modern kitchen/breakfast room (32m<sup>2</sup>), up to date bathrooms and central heating.

As the photographs indicate, the design of the building is an open square with multiple levels and wings which add to its charm. The amazing master suite is housed in the original chapel and beneath the two sitting rooms there is a vaulted games room with a full size snooker table. All the bedrooms have their own private shower/bathroom. The kitchen opens onto a fabulous, poolside rear terrace, from where one can enjoy the 360° views over the Charentaise countryside. The property is approached via gated, private driveway and has ample parking.

Whilst the property is accessible by direct flights from the UK to La Rochelle, Limoges and Poitiers, most visitors to the region would probably choose make the 5 hour drive from the ferry port of St Malo.

The accommodation details are as follows:

Ground floor

Entrance - (14 m2)



Kitchen - (32 m2)

Dining room - (34 m2)

Ground floor Bedroom 1 - (31 m2)

Ground floor Bedroom 2 - (27 m2)

Lavatory - (2 m2)

Play room - (62 m2)

Shower room - (6 m2)

Lavatory



Cellar - (10 m2)

Garden Level

Maintenance room - (15 m2)

Bedroom 3 - (26 m2)

Bedroom 4 - (26 m2)

First Floor

Bedroom 5 - (21 m2)



Bedroom 6 - (42 m2)

Sitting room - (32 m2)

Living room/dining area - (39 m2)

Additional Information:

Habitable area: 420m<sup>2</sup>

Land area: 5678m<sup>2</sup>

6 bedrooms & 6 bathrooms

Swimming pool



Neighbours at discreet distance

Grey water pit drainage

Oil central heating

DPE: E

Income potential

90 minutes international airport

Taxes foncières; 1551€ p.a.



---

17kms city of Angoulême

Please note: All locations and sizes are approximate. La Résidence has made every effort to ensure that the details and photographs of this property are accurate and in no way misleading. However, this information does not form part of a contract and no warranties are either given or implied.

## Comune

|                        |         |
|------------------------|---------|
| Camere da letto:       | 6       |
| Bagni:                 | 6       |
| Finito piedi quadrati: | 420 mq  |
| Dimensione del lotto:  | 5678 mq |

## Lease terms

Date Available:

## Informazioni aggiuntive

URL del sito: [http://www.arkadia.com/PFYR-T171746/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/PFYR-T171746/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 1027-9095

