



## listing



### 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 733,722.56

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	La Roche-Chalais
Publicato:	31/07/2025
Descrizione:	

We are delighted to present to the market this immaculately presented newly renovated property that is oozing with character and original features. Once you enter via the electric gates there are exquisite outdoor areas which include a heated in-ground swimming pool and decked terrace, outdoor summer kitchen and eating area, as well as a further covered entertaining area and large lawn. There is also garage and a double car port. In addition to the main house there is a spa with sauna, jacuzzi and shower room, a guest house and two apartments offering a fabulous business opportunity in the heart of the local community (possible gite business - subject to necessary permissions). The main house comprises of, on the ground floor - grand entrance hall with exposed stone and original floor tiles leading to a large open plan eat in kitchen with integrated appliances, sitting room with a wood pellet burner, dining room, home office and separate laundry room. To the 1st floor, there are 6 bedrooms (one is currently being used as a gym and a games room but could easily become a 7th bedroom). Four of the bedrooms have their own bathrooms and 2 have dressing rooms as well. There is also a large attic for storage or conversion (subject to necessary permissions). If you're looking to generate an income the one bedroomed guest house and 2 apartments offer the perfect business opportunity for all year round rental potential (subject to the necessary permissions). The first apartment has 2 bedrooms, a shower room with dressing room, a kitchen and lounge area. The smaller apartment has 1 bedroom, a shower room and kitchen/lounge area. The properties are within walking distance of bars/restaurants/shops and supermarkets. Viewing is highly recommended to fully appreciate what this fabulous property has to offer. Price including agency fees : 636 000 € Price excluding agency fees : 600 000 € Buyer commission, tax included: 6%

### Comune



Camere da letto: 9  
Bagni: 7  
Finito piedi quadrati: 437 mq  
Dimensione del lotto: 3589 mq

## **Building details**

Outdoor Amenities: Pool

## **Lease terms**

Date Available:

## **Informazioni aggiuntive**

URL del sito: [http://www.arkadia.com/MLSM-T9263/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T9263/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID: bvi79808

