



## 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 346,037.86

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Nere
Publicato:	26/08/2025
Descrizione:	

This 4/5 bedroom charentaise village house is built on a grand scale with large reception rooms, a master bedroom suite with balcony and just over a hectare of enclosed grounds with in-ground pool. Originally built between 1850 and 1913 this lovely property has been beautifully renovated and benefits from energy efficient air-source heat pump heating and double-glazing throughout, and the convenience of connection to mains drainage. The ground floor comprises a large, dual aspect living room (50m<sup>2</sup>) with feature wood burning stove, a fitted kitchen (40m<sup>2</sup>), a dining room (40m<sup>2</sup>) with insert wood burning stove plus a laundry room, a 'cave' and a w.c. The first floor comprises; a master bedroom suite (bed, dressing and bathroom) with access to a balcony, 3 further double bedrooms (one also with a balcony) a family bathroom, a large landing and a second living room or games room (50m<sup>2</sup>). Separate to the house is a very large two story outbuilding which on the ground floor is divided into three separate garages and on the first floor, a single huge 126m<sup>2</sup> room accessed via stairs from one of the garages. The gardens which extend to 1.14ha lie to the front (south west) of the property are part wooded and contain a number of fruit trees as well as the superb in-ground pool with solar electric roller-cover, hot water shower and pool house/changing room. This very spacious property is ideally situated in the heart of a thriving village within walking distance of a bakery, grocers and a bar and is ready for you to move straight in. The town of Aulnay de Saintonge with its supermarket is only 10 km away whilst the beaches of the Atlantic coast, the historic town of Cognac and the city of Bordeaux, with its international airport and TGV connections are all within easy reach. Price including agency fees : 299 9500 € Price excluding agency fees : 280 328 € Buyer commission, tax included: 7%

### Comune



Camere da letto: 4  
Bagni: 2  
Finito piedi quadrati: 326 mq  
Dimensione del lotto: 11427 mq

## **Building details**

Outdoor Amenities: Pool

## **Lease terms**

Date Available:

## **Informazioni aggiuntive**

URL del sito: [http://www.arkadia.com/MLSM-T5820/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T5820/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID: bvi71187

