



## Maison avec charme, potentiel-esprit cocooning



### 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 58,397.69

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Merinchal
Cap:	23420
Pubblicato:	12/01/2026

#### Descrizione:

Located in the heart of the village of Mérenchal, this townhouse of approximately 100 m<sup>2</sup> offers a pleasant living environment and great potential for further development.

On the ground floor, you will find a cozy living room with a wood-burning stove, a welcoming dining room, a separate fitted kitchen, and a WC.

Upstairs, the sleeping area consists of two spacious bedrooms, an office/dressing room, a bathroom with a shower, and a separate WC.

The insulated attic, which can be fully converted, offers the possibility to create additional living spaces according to your needs. A cellar spanning the entire surface of the house completes the property.

Outside, not directly attached, there is a plot of approximately 300 m<sup>2</sup> with a covered garage, enhancing the property.

The house is connected to the mains drainage system.

An ideal opportunity for a primary or secondary residence, in a peaceful yet pleasant and lively environment.

Costruito:	1948
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## Comune

Camere da letto:	3
Bagni:	1
Finito piedi quadrati:	98 mq
Dimensione del lotto:	346 mq

## Room details

Total rooms:	5
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## Energy efficiency

Energy Use (kWh/m <sup>2</sup> /year):	530
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## Lease terms

Date Available:

## Informazioni aggiuntive

URL del sito: [http://www.arkadia.com/AGHX-T694831/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/AGHX-T694831/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

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