



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 186,891.59

Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Champniers
Publicato:	03/03/2026

Descrizione:

Set in a quiet hamlet location, this attractive detached stone house offers comfortable family living with excellent scope for further development. Ground Floor - The spacious living room features a dining area and a wood-burning stove, creating a warm and welcoming heart to the home. From here, you are led into a large-fitted kitchen, ideal for family life and entertaining. First Floor - Upstairs, a generous landing — currently used as a home office — provides access to three bedrooms. The master bedroom benefits from its own ensuite shower room with WC, while a family bathroom with WC serves the remaining bedrooms. Barn (Development Potential) - The attached barn presents outstanding potential (subject to the necessary planning permissions). Arranged over two levels, the ground floor is divided into two sections: Ground Floor - First Section - Equipped with a small kitchen area and shower room - Second section used as a workshop Upstairs - A large open space of over 80 m² is currently used as a games room, providing a versatile area with numerous possibilities. Gardens and Exterior - The private gardens are mainly laid to lawn and include: Spa — Perfect for relaxing in all weathers! A seating area for al fresco dining and evening drinks 2nd Garden Area: To the side of the house offers additional recreational area and parking or perhaps creating a small orchard. Location - The property is just a short drive from the popular market town of Civray, which offers a wide range of shops, bars, restaurants, cinema, doctors, dentists, schools, colleges, supermarkets, and lively weekly markets on Tuesdays and Fridays. Price including agency fees : 162 000 € Price excluding agency fees : 150 000 € Buyer commission, tax included: 8%

Comune

Camere da letto:	3
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Bagni: 2
Finito piedi quadrati: 110 mq
Dimensione del lotto: 2084 mq

Building details

Outdoor Amenities: Pool

Lease terms

Date Available:

Informazioni aggiuntive

URL del sito: http://www.arkadia.com/MLSM-T11263/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: bvi66907

