



Charentaise à la campagne



Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 234,962.26

Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Epargnes
Postcode:	17120
Geplaatst:	29-08-2025
Omschrijving:	

Just 5 minutes from Cozes and 20 minutes from Royan, in a peaceful and charming countryside setting, fall in love with this beautifully maintained Charentaise-style home offering 111 m² of living space on a lush 580 m² garden with a large south-facing terrace.

On the ground floor: a bright living room, fully fitted kitchen with fireplace insert, pantry, and WC. Upstairs: 3 comfortable bedrooms, a dressing room, shower room, separate WC, and a veranda-style enclosed balcony.

Modern comfort includes a heat pump, water softener, and excellent exposure.

Optional: a large 50 m² garage + additional 750 m² of land!

A true gem — perfect as a primary residence or holiday home, ready to move in!

Gebouwd:	1938
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Algemeen

Slaapkamers:	3
Badkamers:	1
Afgewerkte vierkante meter:	111 m ²
Lot Afmeting:	580 m ²

Room details

Total rooms:	5
Indoor Features:	Fitted kitchen



Energy efficiency

Energy Use (kWh/m²/year): 217

Building details

Parking: Ja

Lease terms

Date Available:

Additionele informatie

Website URL: http://www.arkadia.com/AGHX-T667537/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 1519905

