



## listing



### 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 126,901.7

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Charras
Geplaatst:	03-09-2025

### Omschrijving:

**EXCLUSIVE TO BEAUX VILLAGES! – A Hidden Gem!** Step into your own slice of paradise! Nestled within 5.6 hectares (13.8 acres) of beautifully landscaped grounds, this exceptional property is the perfect escape— whether you're looking for a serene holiday retreat, a permanent residence, or a property with income potential (subject to necessary permissions). Set within a historic chateau complex with just 23 apartments, this property benefits from shared ownership of extensive communal spaces. Imagine relaxing by the 15m x 6m heated swimming pool, tucked away in its own private walled garden, or spending your days playing tennis, volleyball, basketball, or table tennis on the recently refurbished sports courts. Stroll through peaceful gardens, enjoy a picnic overlooking open countryside, pick apples in the orchard or simply soak in the tranquility of this magical setting. Inside, the property offers a light-filled, open-plan living area with a modern kitchen and dining space—ideal for entertaining family and friends. The cozy fireplace with efficient pellet stove makes it perfect for year-round living. Two bright and spacious double bedrooms and a large bathroom with a corner bath complete the comfortable interior. Rated D for energy efficiency, this home also includes replacement double glazed windows (available but not yet installed) to further enhance insulation and comfort. This property could also be considered together with BVI0074522, the adjacent apartment that shares the same hallway and staircase. The two apartments together would be an ideal holiday home, allowing family and friends to stay together in the same location. It would also work perfectly as an investment opportunity, subject to the usual permissions. Property subject to the legal status of co-ownership, total number of lots in the co-ownership: 23. The annual charges (provisional vendor's share) are 2,065.20€ per annum and are charged on a quarterly basis. These fees cover the management and routine maintenance of the co-owned spaces, comprising the buildings, walled grounds, pool, sports ground and tennis court, together with the provision of centralised waste and recycling. There is an additional small annual budget for upgrades and



---

improvements—decided collectively by the owners at the Assemblée Générale (annual general meeting). There are currently no ongoing legal proceedings. Don't miss your chance to own a slice of French countryside charm—viewing is a must!

## **Algemeen**

Slaapkamers: 2  
Badkamers: 1  
Afgewerkte vierkante meter: 62 m<sup>2</sup>  
Lot Afmeting: 58056 m<sup>2</sup>

## **Building details**

Outdoor Amenities: Pool

## **Lease terms**

Date Available:

## **Additionele informatie**

Website URL: [http://www.arkadia.com/MLSM-T10428/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T10428/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID: bvi81389

