



## 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 558,367.48

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Suaux
Geplaatst:	12-01-2026

### Omschrijving:

**EXCLUSIVE TO BEAUX VILLAGES!** This beautifully renovated Charentaise residence, fully refurbished in 2021, offers approximately 200 m<sup>2</sup> of living space plus over 250 m<sup>2</sup> of adjoining barns and outbuildings, all forming one harmonious and connected building. The barns are attached to the main house, allowing for seamless expansion or conversion into gîtes, workshops, or professional spaces while maintaining architectural unity. On the ground floor, the entrance hall leads to a storage area and WC, a modern fully fitted kitchen, a cosy living room with a new built-in wood-burning stove, and a bright dining area opening onto a large covered terrace with built-in barbecue — perfect for entertaining. Upstairs, the property features four spacious bedrooms and two bathrooms, each with WC, combining charm and modern comfort. Outside, the enclosed garden of about 2,700 m<sup>2</sup> (0.27 ha) includes a 4.5 x 9 m swimming pool, a 29 m<sup>2</sup> carport, and a 48 m<sup>2</sup> covered terrace. The entire property is surrounded by a stone wall, offering privacy and tranquility. The six large attached barns and garages (from 24 to 78 m<sup>2</sup>), are part of the same building as the house and provide exceptional potential for development (subject to necessary permissions) — ideal for extending the living space, creating guest accommodations/gîtes, or establishing a professional activity. Comfort features include double glazing, underfloor heating on the upper floor, a new wood-burning stove, electric radiators, an automatic aluminium gate, fibre internet, and a south-facing orientation. The septic tank is functional but not compliant with current regulations. This property is a rare opportunity — perfect as a family home, holiday residence, BnB project, or for a self-employed professional seeking generous work or storage space under one roof. Ideally located in Suaux, between Chasseneuil-sur-Bonnieure and Roumazières-Loubert, it enjoys a peaceful rural setting in the heart of the Charente countryside. Price including agency fees : 484 000 € Price excluding agency fees : 456 604 € Buyer commission, tax included: 6%



## Algemeen

Slaapkamers:	4
Badkamers:	2
Afgewerkte vierkante meter:	200 m <sup>2</sup>
Lot Afmeting:	2678 m <sup>2</sup>

## Building details

Outdoor Amenities:	Pool
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## Lease terms

Date Available:

## Additionele informatie

Website URL:	<a href="http://www.arkadia.com/MLSM-T10992/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/MLSM-T10992/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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## Contact information

IMLIX ID:	bvi82691
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