



Charmant pavillon plain-pied, 3 chambres, belle pièce de vie, terrasse, garage et jardin entièrement clos.



## 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:	EUR 159,000

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Nersac
Postcode:	16440
Geplaatst:	08-04-2026

### Omschrijving:

Just 6 km from Nersac and Châteauneuf, 15 km from Angoulême and the LGV train station, come discover this charming renovated single-story house.

Virtual tour available upon request.

Entrance into a beautiful living room with a newly fitted kitchen opening onto the living room.

On the sleeping area, a hallway leads to three bedrooms, a large bathroom with a shower stall and double sink vanity, and a separate toilet.

A large sunny terrace, a garage, and a fully enclosed garden with a shed complete this property.

### Highlights:

Very quiet neighborhood

New kitchen

New paint

New roller shutters

New drainage

New garage door

PVC double-glazed joinery

Possibility of extending the garage

Gebouwd: 1980



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## Algemeen

Slaapkamers:	3
Badkamers:	1
Afgewerkte vierkante meter:	83 m <sup>2</sup>
Lot Afmeting:	2000 m <sup>2</sup>

## Room details

Total rooms:	5
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## Energy efficiency

Energy Use (kWh/m <sup>2</sup> /year):	304
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## Building details

Parking:	Ja
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## Lease terms

Date Available:

## Additionele informatie

Website URL:	<a href="http://www.arkadia.com/AGHX-T672734/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/AGHX-T672734/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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## Contact information

IMLIX ID:	1528424
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