



## Bright and airy townhouse



### Agent Info

Name:	ArKadia
Company Name:	
Country:	United Kingdom
Phone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for:	Sale
Price:	USD 190,242.09

### Location

Country:	France
State/Region/Province:	Nouvelle-Aquitaine
City:	Chateauf-neuf-sur-Charente
ZIP code:	16120
Posted:	Feb 20, 2024

### Description:

Set in the heart of Chateauf-neuf-sur-Charente, this spacious townhouse has a large, raised terrace with rooftop views.

Contact us for a video tour.

The front door opens into large kitchen dining room. The kitchen has a range of fitted units and appliances and there is an island unit.

From the kitchen a door leads to the living room with fireplace - here there are doors to the 60m2 terrace (with separate WC).

Stairs from the kitchen lead up to a landing - off this are a shower room with WC, two double bedrooms and the master bedroom.

The master bedroom has fitted wardrobes, an en-suite shower room and a door to a large covered balcony.

Stairs down from the kitchen lead to a large boiler room (with the gas boiler), a store room and a door to the garage.



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A second garage can be accessed from the lane behind the house.

Price including agency fees : 175 000 €

Price excluding agency fees : 162 038 €

Buyer commission, tax included: 8%

## Common

Bedrooms:	3
Bathrooms:	2
Finished sq. ft.:	96 sq m
Lot Size:	140 sq m

## Energy efficiency

Energy Use (kWh/m <sup>2</sup> /year):	158
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## Lease terms

Date Available:

## Additional information

Website URL:	<a href="http://www.arkadia.com/PFYR-T175228/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/PFYR-T175228/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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## Contact information

IMLIX ID:	1634-bvi71979
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