



## listing



### 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 145,031.62

### Location

Country: France  
State/Region/Province: Nouvelle-Aquitaine  
City: Charras  
Posted: May 06, 2025

### Description:

**EXCLUSIVE TO BEAUX VILLAGES – A Fairytale Setting You’ll Never Want to Leave!** Imagine arriving at your own slice of paradise – perfect for unforgettable family holidays or as a romantic year-round home. This enchanting property can comfortably host 4 to 6 people, and even offers income potential (subject to the necessary permissions). Set in 5.6 hectares (13.8 acres) of beautifully maintained grounds, this haven is designed for pure enjoyment. Cool off in the 15m x 6m swimming pool, secluded in its own walled garden. Challenge friends and family on the newly refurbished sports courts (tennis, volleyball, basketball, and table tennis), or take a gentle stroll among the gardens, ending with a picnic beneath the shade of fruit trees. Your private retreat awaits in the first-floor apartment, offering views of the château and its picturesque gardens. The property is in good condition with scope to update and add your personal style. Inside, you’ll find a light-filled living and dining room with charming exposed beams, a feature stone wall and a fireplace with a cosy wood-burning stove. There are two double bedrooms plus a small dressing room currently used as a single guest room (or perfect for bunk beds). Part double-glazing is installed, and the DPE rating is D. The property forms part of an exclusive château complex with 23 apartments, housed within a collection of beautiful period buildings. Co-ownership charges (€2056 annually, vendor’s share) cover management and routine maintenance of communal spaces, the pool, gardens, and sports facilities. Additional funds for non routine maintenance and improvements are agreed together by owners at the annual Assemblée Générale. The vendor confirms there are no ongoing legal proceedings.

### Common

Bedrooms: 2



---

Bathrooms:	1
Finished sq. ft.:	68 sq m
Lot Size:	58056 sq m

### Building details

Outdoor Amenities:	Pool
--------------------	------

### Lease terms

Date Available:

### Additional information

Website URL:	<a href="http://www.arkadia.com/MLSM-T8132/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/MLSM-T8132/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
--------------	---

### Contact information

IMLIX ID:	bvi74522
-----------	----------

