



## PROPERTY with 3 HOUSES!



### 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 725,158.12

### Location

Country: France  
State/Region/Province: Nouvelle-Aquitaine  
City: Charras  
ZIP code: 16380  
Posted: Jun 18, 2025

### Description:

Three houses, including an old dwelling, next to a castle and a fortified church! On the edge of the Dordogne, in the middle of the charming village of Charras with a grocery store, a baker, a bar, a school and a very active community life, a real gem of three (3) large stone houses, with their swimming pool on a beautiful private plot of 2700 m2. A 14th/15th century dwelling with its tower, a beautiful authentic Charentaise, village orientation, is the owners' home. It consists of an entrance hall, a large living room with insert, a beautiful equipped kitchen and a large terrace with summer kitchen. The spiral staircase in the tower goes up to the first floor where there are 3 bedrooms on wooden floors and a large bathroom/walk-in shower. The second house (103 m2 of living space on two floors), facing the inner courtyard, has a large living room with a lounge, a fitted kitchen and a dining room, around 2 old bread ovens. Three bedrooms, a bathroom and a beautiful covered terrace with jacuzzi complete this beautiful cottage. The third house, the largest (135 m2), with a large covered terrace overlooking the inner courtyard and the swimming pool, has a large living room with fitted kitchen and a dining room, two bedrooms and a bathroom on the ground floor. Two other bedrooms and a spacious mezzanine are upstairs. A cellar and a garage are added to this 2nd cottage. Two oil boilers, reversible air conditioning and an insert with hot air blower guarantee comfort for the inhabitants in winter. In addition, the frames of the three dwellings are made of PVC, double glazing. The electricity is compliant, as is the sanitation. This property is presented fully FURNISHED! During the summer it is good to enjoy the swimming pool of good dimensions (5/10 m) with chlorine, fenced and heated by solar panels, with breathtaking views of the castle and the basilica. An exceptional property, located in the quiet of a small village where life is good!



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Built: 1500

## Common

Bedrooms: 9  
Bathrooms: 3  
Finished sq. ft.: 345 sq m  
Lot Size: 2682 sq m

## Room details

Total rooms: 13  
Indoor Features: Fitted kitchen

## Utility details

Heating Fuel: Electric

## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 242

## Building details

Parking: Yes  
Number of Garages: 1  
Outdoor Amenities: Pool  
Number of Floors: 1

## Rental details

Furnished: Yes

## Lease terms

Date Available:

## Additional information

Website URL: [http://www.arkadia.com/TXNV-T19928/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/TXNV-T19928/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 12018366269

