



Maison en pierre rénovée 131 m² à Charras



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 197,126.98

Location

Country: France
State/Region/Province: Nouvelle-Aquitaine
City: Charras
ZIP code: 16380
Posted: Jun 22, 2025

Description:

Charming Stone House – 1880 – 131 m² – Peaceful Village Setting – Outbuildings, Garden & Potential Studio

In the heart of the peaceful village of Charras, this beautifully renovated stone character house from 1880 offers 131 m² of living space full of charm and authenticity.

Just 30 minutes from Angoulême (high-speed TGV station to Paris) and close to schools and local amenities.

Ideal as a family home, a couple's retreat or a secondary residence.

GROUND FLOOR:

- Master bedroom with en-suite shower room and dressing room
- Two spacious living rooms / dining areas
- Separate fitted kitchen
- Second shower room



- Separate toilet
- Additional room (perfect as an office, studio, or reading nook)
- Utility room

Part of the ground floor can be converted into a self-contained studio with its own entrance, ideal for guests or holiday rentals.

UPSTAIRS:

- Two bright bedrooms
- Landing area that can be used as an office, relaxation or reading space

OUTDOORS & OUTBUILDINGS:

- Attached barn of 51 m²
- Convertible attic of 129 m²
- Enclosed plot of 425 m² with well
- Non-adjacent garden of 315 m² located nearby

COMFORT & FEATURES:

Electric heating / Mains drainage / Fibre internet
Annual property tax: approx. €600

A warm, character-filled home to visit without delay!

Perfect for those looking to enjoy the French countryside lifestyle.

Built: 1880

Common

Bedrooms:	3
Bathrooms:	2
Finished sq. ft.:	131 sq m
Lot Size:	740 sq m

Room details

Total rooms:	6
Indoor Features:	Fitted kitchen



Energy efficiency

Energy Use (kWh/m²/year): 230

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/AGHX-T630359/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 1430292

