



Charentaise à la campagne



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 236,022.63

Location

Country:	France
State/Region/Province:	Nouvelle-Aquitaine
City:	Epargnes
ZIP code:	17120
Posted:	Aug 29, 2025

Description:

Just 5 minutes from Cozes and 20 minutes from Royan, in a peaceful and charming countryside setting, fall in love with this beautifully maintained Charentaise-style home offering 111 m² of living space on a lush 580 m² garden with a large south-facing terrace.

On the ground floor: a bright living room, fully fitted kitchen with fireplace insert, pantry, and WC.

Upstairs: 3 comfortable bedrooms, a dressing room, shower room, separate WC, and a veranda-style enclosed balcony.

Modern comfort includes a heat pump, water softener, and excellent exposure.

Optional: a large 50 m² garage + additional 750 m² of land!

A true gem — perfect as a primary residence or holiday home, ready to move in!

Built:	1938
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Common

Bedrooms:	3
Bathrooms:	1
Finished sq. ft.:	111 sq m
Lot Size:	580 sq m

Room details

Total rooms:	5
Indoor Features:	Fitted kitchen



Energy efficiency

Energy Use (kWh/m²/year): 217

Building details

Parking: Yes

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/AGHX-T667537/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 1519905

