



## 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 173,047.77

#### Location

Country: France  
 State/Region/Province: Nouvelle-Aquitaine  
 City: La Roche-Chalais  
 Posted: Jun 22, 2025

#### Description:

**EXCLUSIVE TO BEAUX VILLAGES!** This lovely property sits on a sizeable plot in a very tranquil location surrounded by greenery. Ground floor comprises of a kitchen/dining area, a good size living room with fireplace, a bathroom and separate WC, and a downstairs parental bedroom. The mezzanine currently serves as an office, but could be used as a bedroom. The first floor offers a second bedroom and a children's room. This property oozes charm and character, but could benefit from some updating. Two large terraces, one covered, offer splendid views on the surrounding countryside. The easy to maintain south-facing garden, mainly laid to lawn, has a nice pond and an in ground swimming pool with polycarb cover. A garden shed and another separate shed offer plenty of storage space. This home is located in a small hamlet just 10 minutes from La Roche-Chalais with all shops and amenities. Viewing highly recommended!

#### Common

Bedrooms: 3  
 Bathrooms: 1  
 Finished sq. ft.: 79 sq m  
 Lot Size: 4740 sq m

#### Building details

Outdoor Amenities: Pool

#### Lease terms



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Date Available:

**Additional information**

Website URL: [http://www.arkadia.com/MLSM-T7728/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T7728/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

**Contact information**

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