



## 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 328,790.77

#### Location

Country: France  
 State/Region/Province: Nouvelle-Aquitaine  
 City: Les Essards  
 Posted: Jun 25, 2025

#### Description:

We are pleased to present this immaculately presented, five bedroom, three bathroom, stone property in a quiet location close to Aubeterre-sur-Dronne. Set in a peaceful hamlet with countryside views, the accommodation offers flexible spacious accommodation comprising of large entrance, (currently used as a games room), three ground floor bedrooms, two shower rooms, spacious kitchen, formal dining and sitting room. The first floor has a spacious mezzanine, used as a reading area, master bedroom with en suite, large children's room and a storage room. The grounds are mainly laid to lawn, with well kept heated swimming pool, garden storage areas and a covered seating area overlooking the open countryside. This beautiful property is just a short drive to Aubeterre and Chalais. Viewing is highly recommended. Price including agency fees : 285 000 € Price excluding agency fees : 268 868 € Buyer commission, tax included: 6%

#### Common

Bedrooms: 5  
 Bathrooms: 3  
 Finished sq. ft.: 205 sq m  
 Lot Size: 2714 sq m

#### Building details

Outdoor Amenities: Pool

#### Lease terms



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Date Available:

### **Additional information**

Website URL: [http://www.arkadia.com/MLSM-T9139/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T9139/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### **Contact information**

IMLIX ID: bvi79544

