



## 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: Châlus  
Posted: Mar 26, 2026

### Description:

**EXCLUSIVE TO BEAUX VILLAGES !** This hidden gem sits right on the edge of a lively village yet is completely tucked away, quiet and private. Sitting on over 3 hectares of land with 2 lakes, this tastefully converted barn is waiting for the right person to give it the finishing touches. Located in the Natural Park, this area is a tourist spot for people seeking outdoor activities and nature so there is the potential to create a bed and breakfast business or a separate rental apartment in the property if required. On the ground floor you have a large and light open plan layout consisting of a large kitchen, dining area and sitting room in front of the wood burner. The flooring in concrete which could be left as it is, or easily tiled (vendor has tiles ready to use). There is a study, which could serve as a ground floor bedroom if needed, and a utility/maintenance room with WC. There is a beautiful, bespoke oak staircase that leads up to the first floor and a generous landing area. The owners have kept the original barn doors at this level so the atrium is flooded with natural light. Off this landing are 4 bedrooms, all with en suite shower rooms with WC. The master bedroom and second bedroom also have baths in their en suites. From this floor you have far reaching and entirely private views of your land and the countryside beyond. On the second floor is a large attic space with windows, pine flooring and the 2 boilers. This space could be easily converted into further accommodation if desired or possibly a separate apartment (subject to the necessary planning permissions). The house has been given a C energy rating and has been very well insulated. There is double glazing throughout the property, a heat pump for the underfloor heating on the ground floor and electric radiators on the first floor as well as a wood burner in the sitting room area. Another big positive is that the property is also connected to the mains drains. Outside you have a barn to the side of the house. There is space to create a lovely seating area at the back of the property to enjoy the stunning views as the land slopes gently down to the smaller of the lakes and then the second. You



have lovely mature trees and plenty of land for any project your heart desires! The whole property feels like your very own nature reserve so whether you're looking to set up an eco-tourism business, love fishing, natural swimming or are simply looking for space for all the family, this property offers it all. This is an absolute gem of a property and extremely unusual. Please get in touch today to book your viewing to save disappointment. Price including agency fees : 285 000 € Price excluding agency fees : 266 355 € Buyer commission, tax included: 7%

## Common

Bedrooms:	4
Bathrooms:	4
Finished sq. ft.:	181 sq m
Lot Size:	32414 sq m

## Building details

Outdoor Amenities:	Pool
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## Lease terms

Date Available:

## Additional information

Website URL:	<a href="http://www.arkadia.com/MLSM-T11383/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/MLSM-T11383/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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## Contact information

IMLIX ID:	bvi82952
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