



MAISON DE VILLAGE, 3 chambres



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 154,313.87

Location

Country: France
State/Region/Province: Nouvelle-Aquitaine
City: Les Essards
ZIP code: 17250
Posted: Apr 12, 2026

Description:

Located in the peaceful town of Essards, 10 minutes from Saintes, 25 minutes from Rochefort and 30 minutes from Royan.

This house enjoys an ideal location for those seeking tranquility while remaining close to the roads leading to Saintes or Rochefort. An authentic living environment, perfect for a serene village life.

The property has an exterior of 87 m². Easy to maintain and without major constraints, this space will allow you to enjoy the beautiful days (terrace, small garden and parking space) without spending all your weekends. A perfect compromise for those who want a "turnkey" green space.

With an area of about 86 m², this house from 1850 has been designed to be functional and warm:

Living space: A room of character with its exposed beams, creating a cozy atmosphere, complemented by a fitted kitchen.

Night area: 3 bedrooms, ideal for a small family or to create an office space.

Comfort: A modern bathroom and 1 toilet on each level.

Anne-Gaëlle's opinion: This house is the ideal gem for a first-time buyer or investor. Why? Because it has all the advantages: charm, good energy performance (Class D), and very low taxation with a property tax



of only €294. It is a smart, healthy purchase ready to live on.

Built: 1850

Common

Bedrooms: 3
Bathrooms: 1
Finished sq. ft.: 86 sq m
Lot Size: 147 sq m

Room details

Total rooms: 4

Energy efficiency

Energy Use (kWh/m²/year): 217

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/AGHX-T726819/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 1638123

