



## PROPERTY with 3 HOUSES!



### Informações do Revendedor

Name:	ArKadia
Nome da Empresa:	
País:	Reino Unido
Telefone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 725,158.12

### Localização

Country:	França
State/Region/Province:	Nouvelle-Aquitaine
Cidade:	Charras
CEP:	16380
Adicionado:	18/06/2025

#### Informação adicional:

Three houses, including an old dwelling, next to a castle and a fortified church! On the edge of the Dordogne, in the middle of the charming village of Charras with a grocery store, a baker, a bar, a school and a very active community life, a real gem of three (3) large stone houses, with their swimming pool on a beautiful private plot of 2700 m2. A 14th/15th century dwelling with its tower, a beautiful authentic Charentaise, village orientation, is the owners' home. It consists of an entrance hall, a large living room with insert, a beautiful equipped kitchen and a large terrace with summer kitchen. The spiral staircase in the tower goes up to the first floor where there are 3 bedrooms on wooden floors and a large bathroom/walk-in shower. The second house (103 m2 of living space on two floors), facing the inner courtyard, has a large living room with a lounge, a fitted kitchen and a dining room, around 2 old bread ovens. Three bedrooms, a bathroom and a beautiful covered terrace with jacuzzi complete this beautiful cottage. The third house, the largest (135 m2), with a large covered terrace overlooking the inner courtyard and the swimming pool, has a large living room with fitted kitchen and a dining room, two bedrooms and a bathroom on the ground floor. Two other bedrooms and a spacious mezzanine are upstairs. A cellar and a garage are added to this 2nd cottage. Two oil boilers, reversible air conditioning and an insert with hot air blower guarantee comfort for the inhabitants in winter. In addition, the frames of the three dwellings are made of PVC, double glazing. The electricity is compliant, as is the sanitation. This property is presented fully FURNISHED! During the summer it is good to enjoy the swimming pool of good dimensions (5/10 m) with chlorine, fenced and heated by solar panels, with breathtaking views of the castle and the basilica. An exceptional property, located in the quiet of a small village where life is good!



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Construído: 1500

## Comum

Quartos de dormir: 9  
Banheiro: 3  
Pés quadrados acabados: 345 m<sup>2</sup>  
Tamanho do lote: 2682 m<sup>2</sup>

## Room details

Total rooms: 13  
Indoor Features: Fitted kitchen

## Utility details

Heating Fuel: Electric

## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 242

## Building details

Parking: Sim  
Number of Garages: 1  
Outdoor Amenities: Pool  
Número de pisos: 1

## Rental details

Furnished: Sim

## Lease terms

Date Available:

## Informação adicional

URL do site: [http://www.arkadia.com/TXNV-T19928/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/TXNV-T19928/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 12018366269

