



## listing



### 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 342,403.86

### Localização

Country:	França
State/Region/Province:	Nouvelle-Aquitaine
Cidade:	Saint-Gourson
Adicionado:	26/08/2025

#### Informação adicional:

This charming stone property is nestled in a peaceful hamlet amidst the picturesque Charente countryside, just 7 km from the beautiful villages of Verteuil-sur-Charente and Nanteuil-en-Vallée. With a great selection of excellent bars and restaurants, a tearoom, shops, small grocery store. You're greeted by a delightful country-style kitchen featuring a range cooker (wood and coal), which also powers the central heating. The spacious, open-plan living and dining area has a wood burner. Further on the ground floor, there's a second lounge/bar area, along with a practical utility and laundry room. The spiral staircase leads to a mezzanine landing with two bedrooms, each with its own en-suite shower room. The property also includes a separate guest annexe with its own entrance. It offers spacious accommodation with two bedrooms, a large bathroom, and an open-plan living and kitchen area complete with a fireplace and wood burner. Outside, you'll find several outdoor terraces and a raised garden. Additionally, there is the option to purchase extra land if desired. Across from the house, there's a large barn with an attached workshop and an old bread oven, perfect for parking or storage. Ruffec and Champagne-Mouton are both approximately 10 km away, where you'll find supermarkets, DIY stores, garden centers, shops, and restaurants/bars. The N10 is only 9 km away, to head to larger towns like Angoulême (main TGV train station) to the south and Poitiers to the north, with its international airport. A truly charming and unique property, beautifully renovated preserving many original features.

### Comum

Quartos de dormir:	4
Banheiro:	3
Pés quadrados acabados:	313 m <sup>2</sup>



Tamanho do lote: 928 m<sup>2</sup>

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Informação adicional

URL do site: [http://www.arkadia.com/MLSM-T7130/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T7130/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: bvi74421

