



## Charentaise à la campagne



### 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 235,755.71

### Localização

Country:	França
State/Region/Province:	Nouvelle-Aquitaine
Cidade:	Epargnes
CEP:	17120
Adicionado:	01/04/2026

#### Informação adicional:

Just 5 minutes from Cozes and 20 minutes from Royan, in a peaceful and charming countryside setting, fall in love with this beautifully maintained Charentaise-style home offering 111 m<sup>2</sup> of living space on a lush 580 m<sup>2</sup> garden with a large south-facing terrace.

On the ground floor: a bright living room, fully fitted kitchen with fireplace insert, pantry, and WC. Upstairs: 3 comfortable bedrooms, a dressing room, shower room, separate WC, and a veranda-style enclosed balcony.

Modern comfort includes a heat pump, water softener, and excellent exposure.

Optional: a large 50 m<sup>2</sup> garage + additional 750 m<sup>2</sup> of land!

A true gem — perfect as a primary residence or holiday home, ready to move in!

Construído:	1938
-------------	------

### Comum

Quartos de dormir:	3
Banheiro:	1
Pés quadrados acabados:	111 m <sup>2</sup>
Tamanho do lote:	580 m <sup>2</sup>

### Room details

Total rooms:	5
Indoor Features:	Fitted kitchen



## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 217

## Building details

Parking: Sim

## Lease terms

Date Available:

## Informação adicional

URL do site: [http://www.arkadia.com/AGHX-T667537/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/AGHX-T667537/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 1519905

