



## Charentaise à la campagne



### Информация об агенте

Название:	ArKadia
Название компании:	
Страна:	Великобритания
Телефон:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Детали объявления

Недвижимость:	На продажу
Цена:	USD 235,755.71

### Местоположение

Страна:	Франция
Область:	Nouvelle-Aquitaine
Город:	Erpagnes
Почтовый индекс:	17120
Добавлено:	01.04.2026

#### Описание:

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!

Построен:	1938
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### Общие

Спальни:	3
Ванные комнаты:	1
Готовые кв.м.:	111 кв м
Площадь участка:	580 кв м

### Room details

Total rooms:	5
Indoor Features:	Fitted kitchen



## Energy efficiency

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

## Building details

Parking: да

## Lease terms

Date Available:

## Дополнительная информация

URL вебсайта: [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

