



## Charentaise à la campagne



### Emlakçı Bilgisi

İsim:	ArKadia
Şirket Adı:	
Ülke:	United Kingdom
Telefon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 235,755.71

### Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Nouvelle-Aquitaine
Şehir/İlçe:	Epargnes
Posta kodu:	17120
Yayınlandı:	01.04.2026

### Açıklama:

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!

Yıl:	1938
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### Genel Bilgiler

Yatak odası:	3
Banyo:	1
Bitmiş metrekare:	111 m <sup>2</sup>
Arazi Büyüklüğü:	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: Evet

## Lease terms

Date Available:

## Ek Bilgiler

Web Sitesi URL'si: [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

