



## Characterful & classic stone longère



### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: EUR 371,000

### Location

Country: France  
State/Region/Province: Nouvelle-Aquitaine  
City: Saint-Pierre-de-Juillers  
ZIP code: 17400  
Posted: Mar 02, 2024

### Description:

This beautiful Charentaise longère full of character has been renovated by craftsmen keeping all the elements of the period; the fireplaces, the roof timbers and the stone give an aspect of charm and warmth. Situated in a quiet hamlet not far from Matha nor Saint Jean d'Angely, the house offers 4 bedrooms with 6 possible with a games room on the mezzanine level and large study on the ground floor. A large, bright, double-height living room is perfect for family gatherings, as is the beautiful stone terrace. The private garden is well maintained and has a covered seating area for dining in the summer and there's space for a swimming pool if permitted. Do not hesitate to contact us for a visit.

Price including agency fees: €371.000

Price excluding agency fees: €350.000

Buyer commission included: 6%

### Common

Bedrooms: 4  
Bathrooms: 2  
Finished sq. ft.: 250 sq m  
Lot Size: 1210 sq m

### Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 114



## **Building details**

Parking: Yes

## **Lease terms**

Date Available:

## **Additional information**

Website URL: [http://www.arkadia.com/PFYR-T173237/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/PFYR-T173237/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID: 1634-bvi21284

