



Waterside Paradise, Views, Charente, Nr Mansle



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 530,000

Location

Country: France
State/Region/Province: Nouvelle-Aquitaine
City: Fontclaireau
ZIP code: 16230
Posted: Sep 26, 2024

Description:

New to the market and exclusive to TCPF, all set in a very magical location, no close neighbours at the end of a green lane. All set on the banks Charente River, with a sandy bathing beach, and canoe moorings, several Islands, large outside terrace, bar and over 1 ha of wild meadows. The unique river setting, offers the potential to develop various lifestyle business opportunities, subject to the necessary permissions, or simply a sensational home for family and friends.

The single level property is set on the site of the ancient moulin with outbuildings and enjoys unrivalled river views. The possibility exists of a further separate 1 bed chalet, just a short walk away, but currently not part of the sale. The owners are passionate collectors of Oceanian Art, displayed in the grounds, which clients may wish to purchase separately. Only 5 minutes from riverside market town of Mansle with its restaurants, shops and amenities.

King Francois premier described the Charente River as the most beautiful in the kingdom of France. Come and find out for yourselves.

The local airports Bordeaux, Poitiers and Limoges are around 1h30 away, with good rail TGV links in Angoulême around 20 mins drive.

Virtual viewing by appointment, contact our resident waterside expert David Hughes (Agent Commercial 837687326 RSAC Angouleme) on or by email:

GROUND FLOOR

Kitchen/Dining Room – 27 m²
Boiler Room – 7 m²



Living Room – 20 m²
Bedroom 1 – 15 m²
Bedroom 2 – 14 m²
Bedroom 3 – 12 m²
Shower Room – 4 m² with WC
Bathroom – 12 m²
Conservatory – 35 m² to include an office space
Covered Terrace – 18 m²

EXTENSION

Bedroom – 16 m²
Bathroom – 8 m² with WC
Conservatory – 12 m²
Greenhouse – 14 m²

To visit this property, and help you with your French property search, contact David HUGHES (EI), (Agent Commercial - - RSAC ANGOULEME) on or by email:

Annonce rédigée par un agent commercial. Prix : 530,000 €HAI incluant 6.00%TTC d'honoraires à la charge de l'acquéreur. Prix honoraires exclus: 500,000 €. Frais de notaire en sus.

Common

Bedrooms:	4
Bathrooms:	3
Finished sq. ft.:	184 sq m
Lot Size:	12663 sq m

Energy efficiency

Energy Use (kWh/m ² /year):	186
--	-----

Building details

Parking:	Yes
----------	-----

Lease terms

Date Available:

Additional information

Website URL:	http://www.arkadia.com/PFYR-T187072/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM
--------------	---

Contact information

IMLIX ID:	291-705837
-----------	------------



IMLIX

IMLIX Real Estate Marketplace

<https://www.imlix.com/>

