



## listing



### Agenten-Info

|                 |  |
|-----------------|--|
| Name:           | ArKadia  |
| Name der Firma: |  |
| Land:           | Vereinigtes Königreich   |
| Telefon:        |  |
| Sprachen:       | Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish |

### Anzeigen-Details

|                |                |
|----------------|----------------|
| Immobilie für: | Kaufen         |
| Preis:         | USD 455,838.18 |

### Standort

|                       |                    |
|-----------------------|--------------------|
| Land:                 | Frankreich         |
| Staat/Region/Provinz: | Nouvelle-Aquitaine |
| Stadt:                | Thiviers           |
| Veröffentlicht:       | 16.01.2025         |

### Beschreibung:

Set in a peaceful hamlet just 10 minutes' drive from a thriving market town with mainline connections are these two renovated properties that offer a total of 7 bedrooms. Both houses have been sympathetically renovated and sit within private grounds of approx. 4.3 acres - so suitable for possible glamping or equestrian purposes (subject to necessary permissions). There are several outbuildings on the property, all in good condition. An electric entranceway opens to a gravelled courtyard with parking space for several vehicles. Situated to the left is the main house of approximately 180m<sup>2</sup>. Enter via a large fully-fitted kitchen with modern appliances which features a central island and ample storage cupboards. To the right of the kitchen is a new highly-efficient wood burning stove that is double sided - a very attractive feature. Continuing from the kitchen is an impressive living/dining room area which has a door to the courtyard and also one to access additional parking behind the main-house. To the rear of the kitchen can also be found additional storage space and a WC. The original oak staircase leads to a mezzanine which hosts a shower room, WC and a bedroom (17.9m). Up a short second flight of stairs a landing then takes you to 3 additional double-bedrooms, a WC and second shower-room. Attached to the main house is a 80m<sup>2</sup> two-storey barn and also a stone cellar for wine and preserves. Opposite the entranceway is a second stone house with excellent potential for rental income (subject to permissions) which has a small outbuilding on either side of it. (possible gite business - subject to necessary permissions). Enter the second building via the kitchen, which features an arched window opening that once formed part of an old bread oven. A passageway leads through to a good-sized living-room with a modern high quality pellet-stove in the large stone fireplace. To the rear of the living-room there is a double bedroom with fitted wardrobes and a shower room with WC (currently being renovated). Upstairs are a further 2 double bedrooms, a WC and a bathroom. Venturing past a magnificent mulberry tree



through the garden visitors will find the large, fenced pool of 12m x 6m from which to enjoy far-reaching views of the fabulous countryside. The land is almost fully-enclosed having previously been used for grazing. From the rear of the second house are 2 spacious covered terraces - providing a choice of sheltered outdoor entertaining areas. Off to the right of the front courtyard is an open hangar which could provide garaging for two cars. There is a working well with an electric pump for garden use. The properties have retained many nice original features throughout, with modern heating appliances to provide year-round comfort. Taxe fonciere 2043 euros per annum. Plenty of potential - viewing highly recommended! Price including agency fees :392.200€ Price excluding agency fees :370.000€ Buyer commission, tax included: 6%

## Allgemein

|                          |                      |
|--------------------------|----------------------|
| Schlafzimmer:            | 7                    |
| Badezimmer:              | 4                    |
| Fertige m <sup>2</sup> : | 270 m <sup>2</sup>   |
| Grundstücksgröße:        | 17494 m <sup>2</sup> |

## Gebäudedetails

|                    |      |
|--------------------|------|
| Außen-Ausstattung: | Pool |
|--------------------|------|

## Mietbedingungen

Verfügbar ab:

## Zusätzliche Informationen

|                  |   |
|------------------|---|
| URL der Website: | <a href="http://www.arkadia.com/MLSM-T8745/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/MLSM-T8745/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a> |
|------------------|---|

## Kontaktinformation

|           |          |
|-----------|----------|
| IMLIX ID: | bvi78009 |
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