



## 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 458,576.6

#### Standort

Land: Frankreich  
Staat/Region/Provinz: Nouvelle-Aquitaine  
Stadt: Garat  
Veröffentlicht: 26.08.2025

#### Beschreibung:

This beautifully renovated stone house, full of charm and character, dates back to the 17th/ 18th century. It is set in a unique historical location, with a panoramic view of the countryside and the Châteaux de la Tranchade in Garat in the distance, and the river running through at the bottom of the land. It benefits from being situated in a calm countryside location yet on doorstep of the beautiful city of Angouleme with all the amenities. The ground floor comprises an entrance hall with a pellet burner, a living room, a dining room, a kitchen/dinner with access to a large terrace, a laundry room, and a toilet. There are two separate staircases The first set leads to an ensuite bedroom with a dressing room. The second set leads to two bedrooms and a bathroom. This beautiful property would make a perfect family home or a perfect lock-up and leave !!! The property has been rented out since September 2023. Make your appointment today !!! Price including agency fees : 397 500 € Price excluding agency fees : 375 000 € Buyer commission included: 6 %

#### Allgemein

Schlafzimmer: 3  
Badezimmer: 2  
Fertige m<sup>2</sup>: 184 m<sup>2</sup>  
Grundstücksgröße: 1649 m<sup>2</sup>

#### Gebäudedetails

Außen-Ausstattung: Pool



## **Mietbedingungen**

Verfügbar ab:

## **Zusätzliche Informationen**

URL der Website: [http://www.arkadia.com/MLSM-T4793/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T4793/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Kontaktinformation**

IMLIX ID: bvi67438

