



## 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 144,206.48

#### Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Lanouaille
Veröffentlicht:	02.02.2026

#### Beschreibung:

**EXCLUSIVE TO BEAUX VILLAGES!** Ideally located in the centre of the lively and sought-after village of Lanouaille, this charming 3-bedroom, 2-bathroom home is full of character and offers generous living space over three floors, complemented by a beautiful garden and garage. The ground floor features a welcoming country-style kitchen with direct access to the garden, perfect for outdoor dining and summer evenings. This level also includes a convenient downstairs WC and a cosy lounge with a fireplace that could easily be reopened to create a lovely focal point. An original wooden staircase leads to the first floor, where you'll find an elegant master bedroom, two further comfortable double bedrooms, and a stylish family bathroom with a large walk-in shower. The second floor offers a flexible and bright space, currently used as a bedroom and office, complete with telephone and internet connection. A second bathroom with a bathtub is neatly tucked under the eaves, making this floor ideal for guests, teenagers or home working. Outside, the enclosed garden is a real highlight, offering a pleasant dining area, a generous lawn, a well, and a garage situated at the far end of the plot. The garage is accessed via a neighbouring chemin, providing practical access without compromising the garden. Within easy walking distance of restaurants, school, tabac, library, theatre group and supermarket, this property is ideal as a family home, holiday retreat or rental investment. A characterful village property in a superb location — a must-see. Price including agency fees :125.000€ Price excluding agency fees :114.679€ Buyer commission, tax included: 9%

#### Allgemein

Schlafzimmer:	3
Badezimmer:	2



Fertige m<sup>2</sup>: 87 m<sup>2</sup>  
Grundstücksgröße: 351 m<sup>2</sup>

## Gebäudedetails

Außen-Ausstattung: Pool

## Mietbedingungen

Verfügbar ab:

## Zusätzliche Informationen

URL der Website: [http://www.arkadia.com/MLSM-T11132/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T11132/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Kontaktinformation

IMLIX ID: bvi83345

