



## 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 1,560,952.62

#### Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Availles-Limouzine
Veröffentlicht:	24.02.2026

#### Beschreibung:

Located near the town of Confolens, this renovated 184 m<sup>2</sup> farmhouse offers an annual income of 85,000€. Set in a quiet hamlet with beautiful countryside views, the property comprises a generous double-aspect living room with wood-burning stove, fitted kitchen opening onto the dining room, spacious entrance hall, WC and bathroom on the ground floor. Upstairs you'll find a good-sized office space (originally a fourth bedroom and landing), with a corridor leading to the master bedroom with dressing area, two further double bedrooms, shower room and WC. The attached barn provides practical space for storage, laundry, wood store and more. The gardens are immaculate, featuring a rear terrace and summer dining and kitchen area, with separate plots for the vegetable garden and orchard, totalling 5498m<sup>2</sup>. The farmhouse comes free of tenancy and is available for immediate private use, or could generate further rental income if you prefer (subject to necessary permissions) The investment package includes: A 130-hectare working farm with various agricultural outbuildings and barns, currently rented for 20,000€ per year A photovoltaic panel contract providing impressive annual revenue of approximately 65,000€ Please contact us for more information.

#### Allgemein

Schlafzimmer:	3
Badezimmer:	2
Fertige m <sup>2</sup> :	185 m <sup>2</sup>
Grundstücksgröße:	1314932 m <sup>2</sup>

#### Gebäudedetails



Außen-Ausstattung:

Pool

## **Mietbedingungen**

Verfügbar ab:

## **Zusätzliche Informationen**

URL der Website:

[http://www.arkadia.com/MLSM-T11210/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T11210/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Kontaktinformation**

IMLIX ID:

bvi83568

