



## Propriété en pierre, à rénover + revenu locatif



### 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 176,905.18 |

### Standort

|                       |                       |
|-----------------------|-----------------------|
| Land:                 | Frankreich            |
| Staat/Region/Provinz: | Nouvelle-Aquitaine    |
| Stadt:                | Castillon-la-Bataille |
| Postleitzahl:         | 33350                 |
| Veröffentlicht:       | 02.03.2026            |

### Beschreibung:

Just a few minutes from Castillon-la-Bataille and its amenities, this character property offers rare potential: a main house to renovate, a second house already rented, and several large outbuildings, all set within 5,880 m<sup>2</sup> of landscaped grounds.

The main stone house is full of charm and authenticity. On the ground floor, it features a kitchen with fireplace, a warm and inviting living room with its own fireplace, a bedroom, a bathroom, and several additional rooms that can be redesigned to suit your project.

Upstairs, four spacious bedrooms with exposed beams create a peaceful sleeping area. One of them includes a water point and could easily be converted into a large family bathroom.

Outside, the outbuildings open the door to many possibilities: guesthouses, artist studios, reception space or a professional project. The green and private setting enhances the unique character of the property.

A major asset completes the property: a second independent 114 m<sup>2</sup> house, currently rented at €460 per month. It includes a living room, a separate kitchen with pantry, and upstairs three bedrooms, a bathroom and a separate WC. An immediate rental income that secures your investment.

This is more than a house — it is a life project, a place to shape and make your own.

|         |      |
|---------|------|
| Gebaut: | 1900 |
|---------|------|



## Allgemein

|                          |                     |
|--------------------------|---------------------|
| Schlafzimmer:            | 4                   |
| Badezimmer:              | 2                   |
| Fertige m <sup>2</sup> : | 320 m <sup>2</sup>  |
| Grundstücksgröße:        | 5880 m <sup>2</sup> |

## Zimmerdetails

|                   |   |
|-------------------|---|
| Zimmer insgesamt: | 8 |
|-------------------|---|

## Energieeffizienz

|  |     |
|--|-----|
| Energieverbrauch in kWh/(m <sup>2</sup> ·a): | 345 |
|--|-----|

## Mietbedingungen

Verfügbar ab:

## Zusätzliche Informationen

|                  |   |
|------------------|---|
| URL der Website: | <a href="http://www.arkadia.com/AGHX-T713767/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/AGHX-T713767/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a> |
|------------------|---|

## Kontaktinformation

|           |         |
|-----------|---------|
| IMLIX ID: | 1611841 |
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