



## Beautiful village house with independent gîte and 6500m<sup>2</sup> of park

### 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 494,767.67

### Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Gestas
Postleitzahl:	64190
Veröffentlicht:	17.05.2026

### Beschreibung:

A beautiful village stone house, built in 1832, set in 6500m<sup>2</sup> of mature park.

Over two floors, the property offers a total of 218m<sup>2</sup> of habitable surface area, with a main house of 147m<sup>2</sup> approximately and an independent gîte of 71m<sup>2</sup>.

In good condition throughout, the main house offers a living room with wood burning stove, a dining room with open fireplace, a kitchen, three bedrooms, a bathroom with WC and a shower room with WC. The renovation of the gîte was completed earlier in 2025 so is in excellent condition. It offers a large open plan living/dining room/kitchen and a shower room on the ground floor and two bedrooms and a WC on the first floor.

Both dwellings have their own terraces for outdoor dining.

From a technical perspective, the house and apartment are heated by electric radiators and the entire property benefits from double glazing.

The property is south-east facing.

### Rooms:

- \* 3 Bedrooms
- \* 1 Living-room
- \* 1 Kitchen



- \* 1 Laundry room
- \* 1 Dining room
- \* 1 Landing
- \* 1 Bathroom / Lavatory
- \* 1 Shower room / Lavatory
- \* 1 Apartment
- \* 6500 m2 Land

Services:

- \* Fireplace
- \* Double glazing
- \* Internet

Nearby:

- \* Airport
- \* Town centre
- \* Movies
- \* Shops
- \* Middle school
- \* Golf
- \* Hospital/clinic
- \* Doctor
- \* Beach
- \* Supermarket
- \* Tennis

Zustand: Renoviert

### Allgemein

Schlafzimmer: 3  
Badezimmer: 2  
Fertige m<sup>2</sup>: 218 m<sup>2</sup>  
Grundstücksgröße: 6500 m<sup>2</sup>

### Versorgungsdetails

Heizstoff: Electric

### Energieeffizienz

Energieverbrauch in kWh/(m<sup>2</sup>·a): 350

### Mietbedingungen

Verfügbar ab:



## **Zusätzliche Informationen**

URL der Website: [http://www.arkadia.com/PFYR-T201694/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/PFYR-T201694/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Kontaktinformation**

IMLIX ID: 1490-2016

