



## listing



## Στοιχεία μεσίτη

Όνομα:	ArKadia
Όνομα εταιρείας:	
Χώρα:	United Kingdom
Τηλέφωνο:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

## Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 629,720.29

## Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Excideuil
Δημοσιεύθηκε:	07/06/2025
Περιγραφή:	

An impressive courtyard property with hilltop views towards the south, this beautiful stone mansion has so much to offer! Flexible accommodation with a total of seven bedrooms and four luxury bathrooms the house is currently occupied as a main home with a self-contained guest house. Substantial outbuildings offer the potential for further accommodation (subject to permissions) and currently include an art studio, large double storey barn with stables, woodstore, garage, bread oven and covered terrace. The main house comprises on the ground floor of a modern fitted kitchen with island workstation, large laundry/store room, separate WC, double-size living room with impressive fireplace and underfloor heating. All rooms are double aspect with high ceilings providing plenty of light whilst naturally allowing easy access out to the garden. The first floor of the main house offers three bedrooms and two bathrooms. On the second floor there are two further bedrooms and a family bathroom. The guest house is connected to the main house on two levels and can therefore be reunited to make a single large family home, depending on owner's preferences. Accessed via a private entrance on the ground floor, it offers a fully-equipped modern kitchen, double-aspect living-room and a separate WC. On the first floor level is one double-bedroom and bathroom. Up a further staircase and there's a second bedroom with its own wash-hand basin. The large barn has five double glazed velux windows. Plenty of space on offer with a surface of 105m2 on each floor. Across the courtyard can be found a garage and a woodstore. Further along there is a single storey art studio, a covered terrace and a working bread oven! The walled garden has mature trees and contains a securely fenced modern swimming-pool. Bordering the furthest corner of the garden is a further double garage with electric gate. This property has been tastefully renovated with quality materials throughout and offers all year round comfort. An excellent energy efficiency rating is derived by a mixture of modern double and triple glazing, both under-floor and central heating solutions



and modern insulation. There is plenty of scope for further development to suit a new owner's preferences - so hurry to book your viewing now! Price including agency fees :540.750€ Price excluding agency fees :515.000€ Buyer commission, tax included: 5%

## Κοινά

Κρεβατοκάμαρες:	7
Μπάνια:	5
Τελειωμένα τετραγωνικά πόδια:	282 τ.μ
Μέγεθος αυλής:	1545 τ.μ

## Building details

Outdoor Amenities:	Pool
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## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Link: [http://www.arkadia.com/MLSM-T9871/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T9871/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

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