



## 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 694,686.74

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Pageas
Δημοσιεύθηκε:	15/11/2025

### Περιγραφή:

Nestled within the Perigord Limousin National Park, this lovely renovation is set in a peaceful location, yet only a few minutes' drive from the historic town of Chalus with all amenities. This beautifully restored stone property offers an exceptional opportunity, combining authentic French character with modern comfort. The main house comprises on the ground floor of a large entrance with storage area, washroom and WC off to one side, flowing into a large open plan living area with double height windows filling the area with natural light. Along one side of the modern fitted island kitchen is a pellet-fed kitchen range cooker which incorporates a back-boiler. Accompanying this are two electric ovens and a gas hob and to complete the professional feel, there's a full plunge-style commercial grade stainless sink too. An elegant solid oak staircase leads upwards to a partly-mezzanined first floor landing which seamlessly connects to a large playroom/cinema, two double bedrooms, a bathroom and then the centrepiece: a master suite with cathedral ceiling, balcony and separate dressing, bathroom and office areas. Completely separate from the main house, the larger of the two annexes comprises of a lounge/diner with raised kitchen area on the ground floor with two staircases leading up to three bedrooms, each en suite. There's also a private covered terrace area on which to enjoy the long summer evenings! Lastly, in its own private space, there is a charming studio which has a really cosy feel and is perfect for a romantic getaway with its own terrace and entertainment space. Outside, there is a choice of relaxation areas on offer, from a large covered terrace, gazebo or perhaps the raised, secure pool-deck with its bar and changing facilities. There's also a boulodrome offering a useful distraction for the more active! Sitting between the main house and the annexe is a good sized barn, offering garaging as well as plenty of room for storing garden equipment and furniture. Further from the property there's a double-height hangar style building which is currently used as a woodstore and home for the tractor and mower



attachments. The land is a nature-lover's paradise offering tranquil walks across the good quality prairie and along to the East boundary woodland which offers a regular supply of wild mushrooms and also plenty of wood for domestic use! Hurry to view this stunning property and experience this corner of natural beauty for yourself! Price including agency fees :593.600€ Price excluding agency fees :560.000€ Buyer commission, tax included: 6%

## Κοινά

Κρεβατοκάμαρες:	7
Μπάνια:	7
Τελειωμένα τετραγωνικά πόδια:	424 τ.μ
Μέγεθος αυλής:	75138 τ.μ

## Building details

Outdoor Amenities:	Pool
--------------------	------

## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Link: [http://www.arkadia.com/MLSM-T10781/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T10781/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: bvi83214

