



## Charming Home with Great Potential in an Excellent Location



### 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 152,553.2

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Troche
Ταχυδρομικός κωδικός:	19230
Δημοσιεύθηκε:	12/01/2026

### Περιγραφή:

This solid and well-built home, dating from 1968, offers a fantastic opportunity for those looking for space and a strong structure, ready to be refreshed to their own taste. With a living area of 110 m<sup>2</sup> and a total usable space of 174 m<sup>2</sup>, this property provides generous volumes and numerous possibilities for customization. Upon entering, you will be welcomed by a spacious and bright living area, perfect for creating a warm and inviting atmosphere. The house also features a functional kitchen, a bathroom, and three large bedrooms upstairs. On the ground floor, an additional room can be used as a home office or extra bedroom, depending on your needs. For added convenience, the house includes ample storage space, a large garage for two vehicles, a cellar, and an additional storage room. Outside, the 963 m<sup>2</sup> plot offers the possibility to design a beautiful garden or create an outdoor space to suit your lifestyle. Its location is a major asset: just 10 minutes from Arnac-Pompadour, 15 minutes from Lubersac, and 15 minutes from the A20, ensuring great accessibility while maintaining a peaceful and spacious environment. With its solid structure and great potential, this home presents a fantastic opportunity for a renovation project. Come and see the possibilities for yourself? contact us today to arrange a viewing! Information on the risks to which this property is exposed is available on the Géorisques website:

[www.georisques.gouv.fr](http://www.georisques.gouv.fr)

Κατάσταση:	Good
Κατασκευάστηκε:	1968

### Κοινά



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Κρεβατοκάμαρες:	4
Μπάνια:	1
Τελειωμένα τετραγωνικά πόδια:	110 τ.μ
Μέγεθος αυλής:	963 τ.μ

## Room details

Total rooms:	5
Indoor Features:	Fitted kitchen

## Utility details

Heating Fuel:	Oil
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## Energy efficiency

Energy Use (kWh/m <sup>2</sup> /year):	310
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## Building details

Parking:	Ναί
Number of Garages:	1
Αριθμός ορόφων:	1

## Lease terms

Date Available:	
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## Επιπλέον πληροφορίες

Link:	<a href="http://www.arkadia.com/TXNV-T26949/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/TXNV-T26949/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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## Contact information

IMLIX ID:	1402A83779CD4773
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