



## 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 152,138.27

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Bertric-Buree
Δημοσιεύθηκε:	09/03/2026

#### Περιγραφή:

**EXCLUSIVE TO BEAUX VILLAGES!** Situated in a quiet hamlet near Verteillac, this delightful single-storey property is bursting with charm and offers flexible accommodation — ideal for first-time buyers or those seeking a renovation project. The home is thoughtfully arranged on one level and opens via a spacious veranda/terrace, which provides additional living space year-round. Inside, you'll find an open-plan kitchen and generous living area, two bedrooms (one with an ensuite shower room), and a separate family bathroom. The third bedroom which is accessed via the veranda could be a great self-contained unit or very easily made into additional 30m<sup>2</sup> of living space for the main house. The house is fully double glazed and there are a range of outbuildings offering fantastic potential: A detached building is currently used as an office. At the rear of the property are 2 cellars, one used as a laundry room. A two-room workshop and an open atelier offers scope for lots of purposes. The enclosed rear garden enjoys open countryside views — perfect for relaxing in the sun throughout the day. Conveniently located just 3 km from Bertric-Burée (with boulangerie and bar/restaurant) and only 10 minutes from the vibrant market town of Ribérac, with supermarkets and full amenities. While some updating would further enhance the property, it already offers a blend of character, space, and potential in a desirable location. Price including agency fees : 130 000 € Price excluding agency fees : 119 267 € Buyer commission, tax included: 9%

### Κοινά

Κρεβατοκάμαρες:	3
Μπάνια:	2
Τελειωμένα τετραγωνικά	92 τ.μ



πόδια:

Μέγεθος αυλής: 2390 τ.μ

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Link: [http://www.arkadia.com/MLSM-T10289/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T10289/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: bvi58361

