



## listing



### Info Agente

|                 |                                                                                                  |
|-----------------|--------------------------------------------------------------------------------------------------|
| Nombre:         | ArKadia                                                                                          |
| Nombre empresa: |                                                                                                  |
| País:           | Reino Unido                                                                                      |
| Teléfono:       |                                                                                                  |
| Languages:      | Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish |

### Detalles del anuncio

|                 |                |
|-----------------|----------------|
| Propiedad para: | Venta          |
| Precio:         | USD 203,792.97 |

### Ubicación

|                          |                    |
|--------------------------|--------------------|
| País:                    | Francia            |
| Estado/Región/Provincia: | Nouvelle-Aquitaine |
| Ciudad:                  | Excideuil          |
| Publicado:               | 24/10/2024         |

### Descripción:

EXCLUSIVE TO BEAUX VILLAGES! Sensitive renovated, this spacious perigourdine house has many authentic features, not least a double-bread oven and impressive stone fireplace. An imposing stone pillared entrance leads in to an enclosed courtyard with the L shaped barn forming two sides. Access to the house is via a large entrance hall which then leads past a downstairs toilet and laundry/boiler room to the double aspect fully-equipped kitchen/diner. On the right is a raised study room which also houses the double bread oven. A triple aspect lounge with stone fireplace completes the downstairs accommodation. Upstairs, there are 3 good sized bedrooms, a family bathroom and an en suite shower room. The stairway continues up to the attic space, which could be converted for further accommodation, subject to necessary permissions. Connected to the house is a large L shaped barn with ample space for garaging. Attached land of half an acre of meadow and mature trees, along with a wine-cellar, well and elegant paved terrace complete the features. The property is serviced by mains drains. Price including agency fees : 175 000 € Price excluding agency fees : 162 038 € Buyer commission included: 8%

### Común

|                            |         |
|----------------------------|---------|
| Dormitorios:               | 3       |
| Baños:                     | 2       |
| Pies cuadrados terminados: | 183 m2  |
| Tamaño del lote:           | 2037 m2 |

### Building details

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



# IMLIX

**IMLIX Mercado Inmobiliario**

<https://www.imlix.com/es/>

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## Lease terms

Date Available:

## Información adicional

URL sitio web:

[http://www.arkadia.com/MLSM-T5451/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T5451/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID:

bvi69636

