



## Demeure en pierre avec vue Dordogne



### 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 587,325.38

### Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Castillon-la-Bataille
Código postal:	33350
Publicado:	01/04/2026

### Descripción:

Just a few steps from the Dordogne River and 15 minutes from Saint-Émilion, this stone property set against the medieval ramparts stands out for its authenticity and potential.

Daily life is easy here: shops, schools and services are all within walking distance.

The main house offers generous, light-filled volumes with real character. Spacious rooms, four bedrooms and a terrace overlooking the river create a comfortable setting, ready to welcome a renovation project tailored to your needs.

A second, independent 90 m<sup>2</sup> dwelling completes the property and is ideal for hosting family, creating a workspace or developing a charming rental opportunity.

Beneath the house, an impressive 250 m<sup>2</sup> basement provides rare flexibility: garage, workshop, storage or leisure space.

The enclosed, tree-lined garden with two separate entrances surrounds the home with a peaceful atmosphere.

An authentic property, immediately habitable, and ready to become a truly characterful residence.

Fabricado:	1900
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## Común

Dormitorios:	6
Baños:	2
Pies cuadrados terminados:	343 m <sup>2</sup>
Tamaño del lote:	2200 m <sup>2</sup>

## Room details

Total rooms:	10
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## Energy efficiency

Energy Use (kWh/m <sup>2</sup> /year):	151
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## Lease terms

Date Available:

## Información adicional

URL sitio web:	<a href="http://www.arkadia.com/AGHX-T691708/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/AGHX-T691708/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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## Contact information

IMLIX ID:	1558287
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