



## listing



### Information de l'agent

Nom:	ArKadia
Nom de compagnie:	
Pays:	Royaume-Uni
Téléphone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 218,040.19

### Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Tocane-Saint-Apre
Soumis:	28/06/2025

### Description:

**EXCLUSIVE TO BEAUX VILLAGES!** Located on the edge of a village with a popular restaurant and within walking or cycling distance of a bakery, this light and bright 4-bedroom stone house offers character and convenience in a peaceful rural setting. The main house features an open living area with exposed stone walls and wooden beams. An attached one-bedroom guest cottage includes a living room with a wood-burning stove, ideal for visitors or potential rental use (possible gite - subject to necessary permissions). The property sits on a large plot with stunning views across open countryside and farmland towards a nearby château. A 100 m<sup>2</sup> detached barn provides useful storage or workshop space. In good condition, the house is well-suited as a second home or holiday property. With some additional heating and insulation, the property could also be an ideal home all year round. All key amenities are less than 10 minutes away. Price including agency fees : 189 000 € Price excluding agency fees : 175 000 € Buyer commission, tax included: 8%

### Commun

Chambres:	4
Salle de bains:	3
Pied carré fini:	155 m <sup>2</sup>
Dimesions du lot:	1471 m <sup>2</sup>

### Building details

Outdoor Amenities:	Pool
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## **Lease terms**

Date Available:

## **Information additionnelle**

Lien URL du site web: [http://www.arkadia.com/MLSM-T10025/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T10025/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID: bvi80295

