



## listing



### Information de l'agent

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

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 346,094.39

### Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Mouleydier
Soumis:	30/09/2025

### Description:

This charming, recently renovated cottage is just a short stroll from the river in one direction and a quaint village with amenities only 2km away. The property features double glazing throughout, a new pellet burner, a lovely swimming pool and a newly installed septic tank. On the ground floor, you'll find a convenient toilet, a fully fitted kitchen/dining room and a spacious living room, all with beautiful tiled flooring. Upstairs, the first floor boasts a delightful living area, two bedrooms and a shower room. The second floor offers an additional bedroom with its own shower room. Outside, there's a charming workshop, a lovely outdoor dining space with an open garage, and a partially equipped summer kitchen. The brand-new swimming pool is surrounded by a beautiful garden, perfect for growing plants and vegetables, adding to the property's rustic, countryside appeal. Don't miss out on this unique opportunity – schedule a viewing today and discover your perfect countryside retreat! Price including agency fees : 299 999 € Price excluding agency fees : 285 171 € Buyer commission, tax included: 5%

### Commun

Chambres:	3
Salle de bains:	2
Pied carré fini:	140 m <sup>2</sup>
Dimesions du lot:	1000 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-T9434/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T9434/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

IMLIX ID: bvi80099

