



## 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 163,472.46

### Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Tocane-Saint-Apre
Soumis:	28/10/2025

### Description:

Charming and spacious 5-bedroom village house with views of the church, just steps from a restaurant and épicerie. Only 5 minutes from Montagrier (bakery and popular restaurant), 10 minutes from Tocane-Saint-Apre with all amenities, and 25 minutes from Brantôme-en-Périgord. The property offers 5 double bedrooms, a large living/dining area, and a kitchen opening onto a private courtyard — perfect for morning coffee or evening dining. Habitable as it is, the house requires modernisation and renovation (subject to necessary permissions) to reach its full potential and to increase energy efficiency. It's possible to live in the property while renovating in stages. Attached to the main house is a 55m<sup>2</sup> second house, that could also be renovated (subject to necessary permissions), or could be used as a storage or ideal workshop. Three garages, two cellars, a large attic, and a utility room with an oil-fired boiler complete the property. A nearby garden plot is available by separate negotiation — the perfect spot for a vegetable garden. Set at a realistic price to sell — a lot of house for the money! Price including agency fees : 141 700 € Price excluding agency fees : 130 000 € Buyer commission, tax included: 9%

### Commun

Chambres:	5
Salle de bains:	3
Pied carré fini:	131 m <sup>2</sup>
Dimesions du lot:	275 m <sup>2</sup>

### Building details

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



IMLIX

Marché immobilier IMLIX  
<https://www.imlix.com/fr/>

---

### Lease terms

Date Available:

### Information additionnelle

Lien URL du site web: [http://www.arkadia.com/MLSM-T10775/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T10775/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

IMLIX ID: bvi82091

