



## 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 114,211.53

### Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Le Vigean
Soumis:	05/03/2026

### Description:

Situated in the heart of the village this property is bursting with character, is beautifully decorated and offers energy efficiency. You enter into the large kitchen diner with its fully equipped kitchen and door onto the garden. Heating is provided via the reversible air conditioning units. Down some steps is a good-sized room that can be used either as a second bedroom or a dining room or hobby room – the choice is yours. Up the carpeted stairs the landing leads to a large master bedroom and the pretty sitting room which floods with light in the mornings. This room is heated by a pellet burner. To the side of the room is an office area with a small balcony looking over the village to the countryside beyond. The first floor is completed by a modern shower room with a large walk-in shower, basin and WC and houses the Eco system water tank. This stone house with its heating systems, insulation, PVC double glazed windows and doors has a DPE rating of C. To the front of the property there is plenty of space to park your cars or a campervan and the 80m<sup>2</sup> barn with its large double doors offers further parking or storage as well as a practical work area. In front of the house is a charming outbuilding with fireplace and then off the passageway that leads to the garden there are the old stone stairs that once led to a tower but now lead to the attic space of the property. The garden at the back of the house has a new deck and pergola where you can sit and relax, a small lawn area and two outbuildings currently used for garden storage and as a workshop. This house is perfect as a lock up and leave holiday house or a permanent home. The village of Le Vigean has a primary school, post office and a bar/restaurant. There is a bakery van that visits daily and a butcher's van periodically. Only a few kilometres away you will find all the amenities that you need such as supermarket, bank, pharmacy, doctors, schools, cinema, hairdressers, restaurants and bars in the beautiful town of L'Isle Jourdain. In the summer there are activities on the river, a swimming pool and zip wiring and tree top courses. Book your visit now to fully appreciate this beautiful property. Price



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including agency fees : 99 000 € Price excluding agency fees : 90 000 € Buyer commission, tax included: 10%

## Commun

Chambres:	2
Salle de bains:	1
Pied carré fini:	102 m <sup>2</sup>
Dimesions du lot:	619 m <sup>2</sup>

## Building details

Outdoor Amenities:	Pool
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## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web:	<a href="http://www.arkadia.com/MLSM-T11278/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/MLSM-T11278/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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## Contact information

IMLIX ID:	bvi84719
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