



## listing



### Ügynök információ

Név:	ArKadia
Cégnév:	
Ország:	United Kingdom
Telefon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 336,289.5

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Nouvelle-Aquitaine
Város:	Montcaret
Feladta:	2026. 01. 19.

#### Leírás:

Discover this charming 4-bedroom stone house with swimming pool, ideally located between Saint-Émilion and Sainte-Foy-la-Grande, in a peaceful countryside setting with beautiful open views over rolling hills and surrounding farmland. The property offers generous living space and excellent potential. On the ground floor, a beautiful entrance hall with original terracotta tiles sets the tone. This leads to a spacious, light-filled living room featuring a fireplace with a wood-burning stove, creating a warm and welcoming atmosphere. The cathedral-style kitchen, flooded with natural light, opens directly onto a terrace, ideal for al fresco dining. Also on this level is a bedroom with en suite shower room and dressing room, a second bedroom with en suite shower room, a third bedroom, a family bathroom, an additional shower room, a home office, a second office area and the utility room, boiler room and workshop. On the first floor, a room intended to become an additional bedroom requires completion. A large attic space is also available on this level and offers further development potential, subject to the usual planning permissions. Outside, the property features an above-ground swimming pool, outbuildings, and a mature, landscaped garden to both the front and rear of the house, all enjoying lovely countryside views. The terrace and pool area provide the perfect setting for relaxing and entertaining during the warmer months. Set in a quiet hamlet and environment, the property is nevertheless within easy reach of local amenities, with good access to major road networks, train stations and international airports, making it ideal for both permanent living and holiday use. This property represents an excellent opportunity with further potential, whether as a main residence, a second home in Southwest France, or a seasonal rental project, particularly if the outbuildings are included and subject to the relevant permissions and approvals. Contact us today to arrange a viewing or to receive further information about this stone house with swimming pool between Saint-Émilion and Sainte-Foy-la-Grande. Price including agency fees : 291 500 € Price excluding agency fees : 275 000 € Buyer commission, tax included: 6%



## Gyakori

Hálósobák:	4
Fürdőszobák:	4
Kész négyzetméter:	251 nm
Telekméret:	2512 nm

## Building details

Outdoor Amenities:	Pool
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## Lease terms

Date Available:

## További információ

Weboldal URL:	<a href="http://www.arkadia.com/MLSM-T11064/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/MLSM-T11064/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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## Contact information

IMLIX ID:	bvi83758
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