



Propriété en pierre avec parc exceptionnel de 4,2 hectares au cœur de Nersac



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 404,853.39

Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Nouvelle-Aquitaine
Város:	Nersac
Irányítószám:	16440
Feladta:	2026. 03. 06.

Leírás:

A rare place where nature comes to your home.

Located in the heart of Nersac (16440), this character property offers a truly privileged living environment: nearly 4.2 hectares of preserved nature, a peaceful and quiet setting, while remaining in close proximity to local amenities.

Situated on the edge of a remarkable 19th-century landscaped park designed by an architect, the property enjoys an exceptional natural environment composed of meadows, large trees, a natural pond, and streams.

This unique setting regularly welcomes deer, roe deer, and other wildlife, offering a peaceful and authentic atmosphere, particularly rare for a property located in the heart of a town.

Built in 1972, the house has approximately 300 m² of living space spread over two levels. It was constructed entirely with local stone, using natural stone blocks cut on site, giving it timeless charm and high-quality craftsmanship.

THE HOUSE

Ground Floor:



- Entrance
- Kitchen
- Dining room
- Living room
- Large office space that can easily be converted into a 4th bedroom
- 3 bedrooms
- 2 bathrooms with direct access from the bedrooms
- Separate WC

Garden Level:

- Large garage
- Storage room
- Boiler room
- Pantry
- Utility room
- Second kitchen
- Bathroom
- WC

Two very large additional rooms that can be converted into a 5th and 6th bedroom

This level offers significant development potential.

It can easily be transformed into a second independent residence, ideal for:

- Family accommodation
- Rental
- Professional activity



- Guesthouse or tourism project
- The house's layout allows for numerous possibilities depending on each owner's project.

THE PARK

The property extends over approximately 41,990 m² of land, forming a true natural haven:

- Wooded park on the edge of a 19th-century landscaped estate
- Natural meadows and large trees
- Natural pond and streams
- Presence of wildlife
- Calm and preserved environment

This estate offers a unique sense of space and nature while remaining in the heart of Nersac.

Built: 1972

Gyakori

Hálósobák: 4
Fürdőszobák: 3
Kész négyzetméter: 300 nm
Telekméret: 41990 nm

Room details

Total rooms: 10

Energy efficiency

Energy Use (kWh/m²/year): 235

Lease terms

Date Available:

További információ

Weboldal URL: http://www.arkadia.com/AGHX-T715420/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 1609501



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