



## Beautiful village house with independent gîte and 6500m<sup>2</sup> of park

### 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 494,767.67

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Nouvelle-Aquitaine
Város:	Gestas
Irányítószám:	64190
Feladta:	2026. 05. 17.

#### Leírás:

A beautiful village stone house, built in 1832, set in 6500m<sup>2</sup> of mature park.

Over two floors, the property offers a total of 218m<sup>2</sup> of habitable surface area, with a main house of 147m<sup>2</sup> approximately and an independent gîte of 71m<sup>2</sup>.

In good condition throughout, the main house offers a living room with wood burning stove, a dining room with open fireplace, a kitchen, three bedrooms, a bathroom with WC and a shower room with WC. The renovation of the gîte was completed earlier in 2025 so is in excellent condition. It offers a large open plan living/dining room/kitchen and a shower room on the ground floor and two bedrooms and a WC on the first floor.

Both dwellings have their own terraces for outdoor dining.

From a technical perspective, the house and apartment are heated by electric radiators and the entire property benefits from double glazing.

The property is south-east facing.

#### Rooms:

- \* 3 Bedrooms
- \* 1 Living-room
- \* 1 Kitchen
- \* 1 Laundry room



- \* 1 Dining room
- \* 1 Landing
- \* 1 Bathroom / Lavatory
- \* 1 Shower room / Lavatory
- \* 1 Apartment
- \* 6500 m2 Land

#### Services:

- \* Fireplace
- \* Double glazing
- \* Internet

#### Nearby:

- \* Airport
- \* Town centre
- \* Movies
- \* Shops
- \* Middle school
- \* Golf
- \* Hospital/clinic
- \* Doctor
- \* Beach
- \* Supermarket
- \* Tennis

Állapot: Reformed

#### Gyakori

Hálósobák: 3  
Fürdőszobák: 2  
Kész négyzetméter: 218 nm  
Telekméret: 6500 nm

#### Utility details

Heating Fuel: Electric

#### Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 350

#### Lease terms

Date Available:

#### További információ

Weboldal URL: [http://www.arkadia.com/PFYR-T201694/?utm\\_ca](http://www.arkadia.com/PFYR-T201694/?utm_ca)



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**Contact information**

IMLIX ID:

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