



## listing



### Informazioni sull'Agente

Nome: ArKadia  
Nome della ditta:  
Nazione: United Kingdom  
Telefono:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Dettagli dell'inserzione

Proprietà per: Saldi  
Prezzo: USD 698,386.31

### Posizione

Nazione: France  
Stato / Regione / Provincia: Nouvelle-Aquitaine  
Città: Laroque-Timbaut  
Pubblicato: 11/03/2025  
Descrizione:

Large, beautiful stone house on the side of a rock face, set in approx. 2.8 hectares, in a peaceful location with no neighbours, near Laroque-Timbaut, Lot et Garonne. The house is situated at the end of a long woodland lane, out of sight. A small wooden gate opens onto a lovely courtyard and a large covered terrace of more than 50 m<sup>2</sup> with a commanding view over the grounds and surrounding countryside. Entrance into the 60 m<sup>2</sup> fitted kitchen/living room. Back kitchen/utility room. On the same level, a few steps lead up to a shower room with toilet and a lovely bright bedroom opening onto the courtyard. Upstairs, there is a large lounge with a fireplace and a study area. Beautiful beams define these two areas. A French window opens onto a staircase that leads to the garden and swimming pool. On the same level, a few steps lead up to 2 large bedrooms and a magnificent bathroom with shower and bath. The independent top floor offers two further bedrooms and a shower room with toilet. Detached stone outbuilding and garage. The 2.83 ha of land of which part is wooded, all on one plot, is slightly sloping due to the location of the building on a rock face. The 10x5 m swimming pool completes this superb house with its incredible views and location. Beautiful, up-to-date renovation. Price including agency fees : €599 000 Price excluding agency fees : €565 096 Buyer commission, tax included: 6%

### Comune

Camere da letto: 5  
Bagni: 3  
Finito piedi quadrati: 260 mq  
Dimensione del lotto: 28360 mq



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## Building details

Outdoor Amenities:

Pool

## Lease terms

Date Available:

## Informazioni aggiuntive

URL del sito:

[http://www.arkadia.com/MLSM-T5461/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T5461/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID:

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