



## Maison de campagne 3 pièces



### 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 131,009.77

#### Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Excideuil
Cap:	24160
Pubblicato:	29/07/2025
Descrizione:	

In the heart of a charming stone village in the Périgord, perched 150 m away and offering a splendid view of the Excideuil valley and its castle, is this pretty little country house of 60 m2 and its pleasant garden. It consists of 3 main rooms with oak floors: a living room fitted kitchen with its large fireplace opening onto a 2nd room serving either as a bedroom or as an extension to the main room, then a bedroom with separate toilet and shower room. An adjoining barn allows an extension of the living area and a cellar in the basement complete the whole. The electricity has been redone, the attic insulated, the joinery is in double-glazed PVC. On the land, buildable and suitable for a swimming pool, apple and fig trees provide pleasant shade for a short nap in summer, and several hiking trails invite you to go for a walk.

Costruito:	1963
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#### Comune

Camere da letto:	2
Bagni:	1
Finito piedi quadrati:	60 mq
Dimensione del lotto:	539 mq

#### Room details

Total rooms:	3
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#### Energy efficiency



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Energy Use (kWh/m<sup>2</sup>/year): 303

## Building details

Parking: Sì

## Lease terms

Date Available:

## Informazioni aggiuntive

URL del sito: [http://www.arkadia.com/FFPA-T89169/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/FFPA-T89169/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

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