



## 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 586,978.04

### Posizione

Nazione: France  
Stato / Regione / Provincia: Nouvelle-Aquitaine  
Città: Mirambeau  
Pubblicato: 26/08/2025  
Descrizione:

This gem of a property is set in a small quiet hamlet around half an hour from the coast, a short drive from the village of Semoussac and just 20 minutes from Jonzac and only an hour to Bordeaux. With a swimming pool, guesthouse (with possible income) and a good sized piece of land, what's not to love?! The ground floor of the main house boasts a light and airy living space comprising of a spacious entrance hall, lounge, dining room and kitchen which opens onto a veranda of 22.5m<sup>2</sup>, with a wood burner. Also on the ground floor there is a kitchenette/store, bedroom with a shower and sink, a bathroom and 2 separate W.C.s. On the first floor there are 3 good sized bedrooms, with the principal bedroom boasting its own dressing room, bathroom and lavatory. There is a further small room currently being used as a small bedroom, as well as a shower room with lavatory and a good size storage area. The attached independent guesthouse sleeps 2 to 4 people and will be sold furnished (subject to conditons). The ground floor comprises of an entrance hall, kitchen/diner, living room with wood burner, bathroom and separate W.C. On the first floor there are 2 bedrooms, one of which is air conditioned. There is also a fabulous independent veranda of nearly 30m<sup>2</sup>, with a wood burning stove. Possible gite business (subject to necessary permissions). This wonderful property sits in 4333m<sup>2</sup> of land, with an 11m x 5m swimming pool and a 40m<sup>2</sup> garage. There is also an electric vehicle charging point. Price including agency fees : €508 800 Price excluding agency fees : €480 000 Buyer commission included: 6%

### Comune

Camere da letto: 6  
Bagni: 4  
Finito piedi quadrati: 286 mq



Dimensione del lotto: 4333 mq

## **Building details**

Outdoor Amenities: Pool

## **Lease terms**

Date Available:

## **Informazioni aggiuntive**

URL del sito: [http://www.arkadia.com/MLSM-T5870/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T5870/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID: bvi70763

