



VILLAGE HOUSE WITH UNDENIABLE CHARM



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 279,700.35

Posizione

Nazione: France
Stato / Regione / Provincia: Nouvelle-Aquitaine
Città: Nérac
Cap: 47600
Pubblicato: 12/01/2026

Descrizione:

On the edge of a peaceful village north of Condom, La Vieille Forge is a delightful, charming holiday home surrounded by beautiful grounds opening onto the surrounding countryside. This property is rare, as it has retained its authenticity. A visit is a must to fall in love! On the ground floor, a small entrance leads to a rustic kitchen with a beautiful working fireplace on the left side and a dining room on the right side. From the dining room, an opening could be created to transform the large rear room into a spacious living room onto an existing west-facing covered terrace, ideal for enjoying the end of a sunny day. Also on this level is a large shower/laundry room with a toilet. Adjoining it is a very large, easily accessible garage with a mezzanine covering almost the entire area, which could be part of a possible expansion. On the first floor of the house, from the entrance lobby, there are three spacious, delightfully old-fashioned bedrooms, as well as a very large bathroom (bathtub and shower) with a toilet. The garden is flat and easy to maintain. Renovation is required to make the house perfectly comfortable all year round and to expand the living spaces if needed. Communal sanitation. Excellent water pressure. Well-maintained roof. Single glazing. No heating system. Working fireplace in the kitchen. The nearest shops are 4 km away, and Nérac and its many activities are about 15 minutes away. The peaceful village, in the shadow of the 12th-century church steeple, benefits from a school bus service. A must-see house ! FOR MORE INFORMATION AND/OR REQUEST FOR A VIEWING PLEASE CONTACT AGENCE HAMILTON IN LECTOURE ON +33 (0) 5 62 29 59 57

Costruito: 1750

Comune



Camere da letto: 3
Bagni: 1
Finito piedi quadrati: 210 mq
Dimensione del lotto: 2780 mq

Room details

Total rooms: 6

Utility details

Heating Fuel: Electric

Building details

Parking: Sì
Number of Garages: 1
Numero di piani: 1

Lease terms

Date Available:

Informazioni aggiuntive

URL del sito: http://www.arkadia.com/TXNV-T27131/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 37FE7D5BEB804EC9

