



## Propriété en pierre, à rénover + revenu locatif



### 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 176,905.23

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Castillon-la-Bataille
Cap:	33350
Pubblicato:	02/03/2026

#### Descrizione:

Just a few minutes from Castillon-la-Bataille and its amenities, this character property offers rare potential: a main house to renovate, a second house already rented, and several large outbuildings, all set within 5,880 m<sup>2</sup> of landscaped grounds.

The main stone house is full of charm and authenticity. On the ground floor, it features a kitchen with fireplace, a warm and inviting living room with its own fireplace, a bedroom, a bathroom, and several additional rooms that can be redesigned to suit your project.

Upstairs, four spacious bedrooms with exposed beams create a peaceful sleeping area. One of them includes a water point and could easily be converted into a large family bathroom.

Outside, the outbuildings open the door to many possibilities: guesthouses, artist studios, reception space or a professional project. The green and private setting enhances the unique character of the property.

A major asset completes the property: a second independent 114 m<sup>2</sup> house, currently rented at €460 per month. It includes a living room, a separate kitchen with pantry, and upstairs three bedrooms, a bathroom and a separate WC. An immediate rental income that secures your investment.

This is more than a house — it is a life project, a place to shape and make your own.

Costruito:	1900
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## Comune

Camere da letto:	4
Bagni:	2
Finito piedi quadrati:	320 mq
Dimensione del lotto:	5880 mq

## Room details

Total rooms:	8
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## Energy efficiency

Energy Use (kWh/m <sup>2</sup> /year):	345
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## Lease terms

Date Available:

## Informazioni aggiuntive

URL del sito: [http://www.arkadia.com/AGHX-T713767/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/AGHX-T713767/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 1611841

