



## listing



### Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 218,725.73

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Levignac-de-Guyenne
Geplaatst:	29-09-2023
Omschrijving:	

Situated in a popular village, this house offers 200m<sup>2</sup> of habitable space over 3 floors plus an excellent basement for storage and washing facilities. The internal accommodation comprises of the following; entrance Hall, living room, and a large dining kitchen with a balcony, all offering far reaching views. On the first floor there are two ensuite bedrooms and a separate WC. The second floor comprises of a master bedroom of some size, a bathroom, and 2 smaller rooms, both suitable for bedrooms or an office and a bedroom. The large dry basement runs the full length of the house, with laundry and storage facilities. A door from the basement leads out to a terrace and a garden on several levels which also offers off-street parking. The Garden is just waiting to be transformed..... Having once been a popular village Bed and Breakfast, and with an excellent position off the village square, this is a very flexible home for either a business, permanent living, or a lock up and leave. The popular village has a shop, a cafe with frequent special evening events, a large medical centre, and a boulangerie. There are night markets with live music galore during the summer months. The village offers a friendly and sociable life, which is well known and loved locally. It is also close to the popular villages of Duras and Monsegur and just a short 40 minute drive from Bergeac airport. Price including agency fees : 194 400 € Price excluding agency fees : 180 000 € Buyer commission included: 8 %

### Algemeen

Slaapkamers:	4
Badkamers:	4
Afgewerkte vierkante meter:	205 m <sup>2</sup>
Lot Afmeting:	265 m <sup>2</sup>



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## Building details

Outdoor Amenities:

Pool

## Lease terms

Date Available:

## Additionele informatie

Website URL:

[http://www.arkadia.com/MLSM-T6150/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T6150/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID:

bvi72216

