



## 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 137,284.57

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	La Peruse
Geplaatst:	05-08-2025

### Omschrijving:

Set on the edge of a picturesque village, this modernised three-bedroom property represents an excellent investment opportunity in a well-connected and increasingly sought-after area. Benefiting from immediate access to the main road linking directly to Angoulême, the house offers easy commuting and strong appeal for both long-term and holiday rentals. The popular historic town of Rochechouart is just 20 minutes away, further enhancing its rental and resale potential. The west-facing frontage enjoys open views across the nearby lake, adding to the property's attractiveness. Internally, the ground floor offers a generous living room with wood-burning stove, flowing through to an open-plan fitted kitchen and opening onto a private, walled terrace — ideal for outdoor dining. Two well-proportioned bedrooms with built-in storage and a family bathroom are located on the first floor, while the second floor provides a spacious open living area with a fully equipped en-suite bathroom, allowing for flexible use as additional bedroom or a self-contained space. An attached barn presents significant scope for value enhancement, whether incorporated into the main residence or renovated and sold separately, subject to the necessary permissions. Off-road parking, a separate garden, and an additional garage/workshop further strengthen the property's appeal. Positioned close to the Charente and Haute-Vienne border, the village benefits from excellent transport links, including Limoges Airport within 40 minutes and high-speed rail services from Angoulême, also 40 minutes away. A versatile property offering immediate comfort, development potential, and strong connectivity — an ideal opportunity for investors seeking location, flexibility, and long-term value. Price including agency fees : 119 000 € Price excluding agency fees : 109 175 € Buyer commission, tax included: 9%

### Algemeen

Slaapkamers:	3
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Badkamers: 2  
Afgewerkte vierkante meter: 137 m<sup>2</sup>  
Lot Afmeting: 1036 m<sup>2</sup>

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Additionele informatie

Website URL: [http://www.arkadia.com/MLSM-T5716/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T5716/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: bvi68848

