



## 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 562,520.63

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Le Fieu
Geplaatst:	26-08-2025

### Omschrijving:

This period stone property is set in peaceful countryside 20 km from the Saint Emilion vineyards. Its 2.1 ha of grounds are very well maintained, with a large wooded area at the back of the property. The ground floor comprises an entrance hall, a lovely glazed living/dining room (30 m<sup>2</sup>) opening onto a 40 m<sup>2</sup> terrace behind the house, a games room, a kitchen/dining room, a utility room, a boiler room and a separate toilet area with washbasin. An adjoining room could easily be converted into a small independent studio or additional bedroom (subject to any necessary permissions). Upstairs there are three bedrooms and a shower room, plus a master suite with bathroom and separate WC. On the property there is a large awning for a motor home and a barn with a floor surface area of 120 m<sup>2</sup> that is currently used as a garage for classic cars. The surface area could be doubled by creating an upper floor (subject to necessary permissions). Features: gas-fired central heating - underground tank - double glazing - alarm for the house and barn - electric gate - stone - beams. Lovers of stone houses with a rustic feel who are looking for a family home will appreciate the size of this property, its general condition and its large expanse of flat, wooded grounds. A swimming pool, subject to necessary permissions, to enhance this beautiful home. SNCF station 10 minutes away, amenities 10 minutes away. Price including agency fees : 487 600 € Price excluding agency fees : 460 000 € Buyer commission included: 6%

### Algemeen

Slaapkamers:	4
Badkamers:	1
Afgewerkte vierkante meter:	210 m <sup>2</sup>
Lot Afmeting:	21000 m <sup>2</sup>



## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Additionele informatie

Website URL: [http://www.arkadia.com/MLSM-T6126/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T6126/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: bvi71924

