



## 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 137,053.84

### Locatie

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

### Omschrijving:

**\*\*What a great renovation this is, modernisation but maintaining the wonderful features. Perfect location for a four bedroom, all with en suites, bed and breakfast, being in the heart of the town, guests have all they need on their doorstep (subject to permissions). You get a great sense of space and light when you enter the hallway. To the right, you have the sitting room with views over the square, at the end of the hallway you will find the dining room with a real feature fireplace then the newly fitted kitchen with access to the pretty courtyard. Across the the first and second floors, you have four perfect large bedrooms all with new en suite shower rooms, most of the rooms have two windows which makes for great light. The house is D rated on the DPE, most windows are double glazed, oil fired central heating and it sits on main drains. The vaulted cellar beneath is perfect for racking and storing your wine. The small courtyard off the kitchen gives you a terrace to sit and eat and wind down in the evenings. Chateauponsac has all your daily facilities, larger towns are close by as are some lovely large lakes for walking and swimming, Saint-lac Pardoux being one of them. Limoges airport is around 35 minutes away, making access super easy. Price including agency fees : 118 800 € Price excluding agency fees : 110 000 € Buyer commission, tax included: 8%**

### Algemeen

Slaapkamers:	4
Badkamers:	4
Afgewerkte vierkante meter:	255 m <sup>2</sup>
Lot Afmeting:	96 m <sup>2</sup>

### Building details



Outdoor Amenities:

Pool

## **Lease terms**

Date Available:

## **Additionele informatie**

Website URL:

[http://www.arkadia.com/MLSM-T8502/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T8502/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID:

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