



## 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 125,748.05

### Locatie

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

### Omschrijving:

Located right in the heart of a pretty village sits this spacious 3 bedroom family home. Benefitting from gas central heating and partial double glazing (to the rear), as well as mains drains. There is a large open plan lounge, kitchen diner, which looks over the rear terrace and garden. The lounge overlooks the street, but this is by no means a thoroughfare. The office area to the side of the lounge has stairs leading up to 2 bedrooms, a large dressing room area and a large shower room with WC. By the front entrance door is a WC and stairs leading up to a further bedroom with an en suite shower room. Outside there are numerous storage options, including a garage, a woodshed and a storeroom. The property also has a well. The village is in the heart of the countryside, with lots of nice areas to walk or cycle. There is a village approx 8kms away with a shop, bar, post office and an English speaking doctor. The large town of Montmorillon is approx 20 mins away and has a large selection of supermarkets, restaurants, schools, sports facilities and a hospital. Two airports are within easy access to the property, approx 62km & 72km respectively. A great sized property well worth a visit. Price including agency fees : 109 000 € Price excluding agency fees : 100 000 € Buyer commission, tax included: 9%

### Algemeen

Slaapkamers:	3
Badkamers:	2
Afgewerkte vierkante meter:	100 m <sup>2</sup>
Lot Afmeting:	634 m <sup>2</sup>

### Building details

Outdoor Amenities:	Pool
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## **Lease terms**

Date Available:

## **Additionele informatie**

Website URL:

[http://www.arkadia.com/MLSM-T8808/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T8808/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID:

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