



## 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:	EUR 141,700

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Tocane-Saint-Apre
Geplaatst:	28-10-2025

### Omschrijving:

Charming and spacious 5-bedroom village house with views of the church, just steps from a restaurant and épicerie. Only 5 minutes from Montagnier (bakery and popular restaurant), 10 minutes from Tocane-Saint-Apre with all amenities, and 25 minutes from Brantôme-en-Périgord. The property offers 5 double bedrooms, a large living/dining area, and a kitchen opening onto a private courtyard — perfect for morning coffee or evening dining. Habitable as it is, the house requires modernisation and renovation (subject to necessary permissions) to reach its full potential and to increase energy efficiency. It's possible to live in the property while renovating in stages. Attached to the main house is a 55m<sup>2</sup> second house, that could also be renovated (subject to necessary permissions), or could be used as a storage or ideal workshop. Three garages, two cellars, a large attic, and a utility room with an oil-fired boiler complete the property. A nearby garden plot is available by separate negotiation — the perfect spot for a vegetable garden. Set at a realistic price to sell — a lot of house for the money! Price including agency fees : 141 700 € Price excluding agency fees : 130 000 € Buyer commission, tax included: 9%

### Algemeen

Slaapkamers:	5
Badkamers:	3
Afgewerkte vierkante meter:	131 m <sup>2</sup>
Lot Afmeting:	275 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-T10775/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T10775/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID:

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