



## 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 265,339.92

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Vausseroux
Geplaatst:	31-10-2025

### Omschrijving:

As soon as you enter this charming home, it's like a warm hug! Nestled in picturesque gardens in a tranquil rural setting, each room offers a unique view over the surrounding land and countryside. Take a seat by the French windows and watch the sunset over the freshwater swimming pool, or snuggle by the fire in the dual aspect sitting room with its pretty fire surround. The rooms are decorated beautifully, blending character and tradition with modern comforts, and you cannot help but feel welcome. An entrance hall leads to two reception rooms (one could be used as a bedroom) and to the kitchen. From here, there is a spacious wine cellar, a downstairs toilet, and three rooms currently used as a larder, laundry and storage room, but could be converted into a bathroom if required. The first floor has a hallway office, 3 beautiful bedrooms, a bathroom and a separate toilet. Stairs lead up to an unconverted attic that could be converted with required permissions. The house benefits from photovoltaic energy panels. Price including agency fees : 230 000 € Price excluding agency fees : 214 954 € Buyer commission, tax included: 7%

### Algemeen

Slaapkamers:	3
Badkamers:	1
Afgewerkte vierkante meter:	153 m <sup>2</sup>
Lot Afmeting:	5710 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-T10790/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T10790/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID:

bvi82549

