



## 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 271,569.64

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Verdille
Geplaatst:	08-11-2025

### Omschrijving:

Located in a peaceful hamlet, this spacious 4 bedroom stone property offers authentic character as well as comfort, and endless potential. On a generous plot, the property is fully enclosed with lush greenery, mature shrubs and trees, creating a serene and private oasis. Outside is an in-ground swimming pool, ideal for relaxing or entertaining guests. Additionally, the property has a variety of outbuildings, each offering opportunities for development. The ground floor welcomes you into a spacious kitchen-diner, with a separate laundry and storage room. The cozy lounge and large living room offer plenty of space to unwind. Further on the ground floor is a versatile office (which could be a 4th bedroom) and a convenient shower room with a separate toilet. The impressive bespoke wooden staircase leads you the first floor. On the mezzanine landing is another shower room and separate toilet. A generous master bedroom, along with two additional well-sized bedrooms. The property is equipped with oil-fired central heating and double-glazing. Attached to the property is an open barn, and another large outbuilding separated by a wall, which offers the potential to create a private guest house or gîte (subject to planning permission), complete with its own private garden space. At the back of the property is another barn housing the fuel tank. Also included, just outside the main enclosed grounds, is a large purpose-built hangar with an attached workshop and an expansive driveway—ideal for a car enthusiast, additional storage, or workspace. Situated only 1 km from Verdille, which has a bakery and butcher, the property is also close to the charming town of Aigre (10 km), with its supermarket, a selection of shops, bars and restaurants, and weekly market. The larger market town of Rouillac, just 15 km away, is well known for its monthly farmers' market. Price including agency fees: €235 400 Price excluding agency fees: €220 000 Buyer commission included: 7%

### Algemeen



Slaapkamers: 3  
Badkamers: 2  
Afgewerkte vierkante meter: 220 m<sup>2</sup>  
Lot Afmeting: 6943 m<sup>2</sup>

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Additionele informatie

Website URL: [http://www.arkadia.com/MLSM-T5103/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T5103/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: bvi68761

