



## 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 174,432.15 |

### Locatie

|                             |                     |
|-----------------------------|---------------------|
| Aanbevolen Auto Onderdelen: | France              |
| Staat/Regio/Pronvincie:     | Centre-Val de Loire |
| Plaats:                     | Chaillac            |
| Geplaatst:                  | 29-11-2025          |

### Omschrijving:

A pretty hamlet house with lots of character, this house has been the home for the current owners for 40 years. It has an abundance of charm, with a log burner and exposed beams. Downstairs, you walk into the open-plan lounge/kitchen/diner. There is also a WC. The kitchen is light and bright, with fitted units and an electric hob and gas wok ring. Upstairs, there are 2 bedrooms, again with exposed beams, and a large family bathroom with bath and shower, newly fitted in 2024. There is a large landing currently set up as an office, but this could easily be made into a 3rd bedroom with the addition of a wall, subject to the usual planning requirements. The bonus of this property is a second little house for renovation that could make perfect rental income (subject to necessary permissions), or extra space for visiting friends and family. The garden is nice and private, with a terraced area to soak up the sun. There is also a substantial barn of 88m<sup>2</sup>, and a large hangar of 157m<sup>2</sup>. Situated in a little hamlet only 3km from the lively town of Chaillac, with its bars and restaurants, supermarket, post office, chemist, and antiques shop. The larger medieval town of Saint Benoit du Sault is just 9 km away, which has a Supermarket, a fuel station, and a few bars/restaurants. International flights to Limoges from London Stanstead, Birmingham, East Midlands, Bristol, and Manchester. Price including agency fees: 151 200 € Price excluding agency fees: 140 000 € Buyer commission, tax included: 8%

### Algemeen

|                             |                     |
|-----------------------------|---------------------|
| Slaapkamers:                | 3                   |
| Badkamers:                  | 1                   |
| Afgewerkte vierkante meter: | 136 m <sup>2</sup>  |
| Lot Afmeting:               | 1795 m <sup>2</sup> |



## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Additionele informatie

Website URL: [http://www.arkadia.com/MLSM-T10914/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T10914/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: bvi82575

