



## 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 366,861.28

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Villetoureix
Geplaatst:	17-03-2026

### Omschrijving:

Ideally situated overlooking farmland and sunflower fields yet only 40 minutes from Bergerac airport and less than 10 minutes to the lively market town of Riberaç. On the ground floor the house offers a large (45m<sup>2</sup>) open plan living/ kitchen diner. The kitchen offers a range of integrated appliances including a dishwasher and double ovens and gas hob. There is a separate living room for those cosy evenings with a fireplace and woodburner as well as an additional WC and discreet laundry area. On the first floor there are 3 bedrooms and 3 bathrooms. The master bedroom benefits from an en suite shower whilst the family bathroom boasts a freestanding bath with stunning views over the countryside and a walk in shower. There is also a 3rd shower room next to the 3rd bedroom. The huge glass fronted entrance offers light up to a mezzanine level that is used as an office area. French doors on 3 aspects of the house lead onto separate gravelled terrace areas. This house is oozing with rustic charm yet has all the modern conveniences. It has the added benefit of underfloor heating so perfect as a family home or ideal accommodation for a gîte business (subject to the necessary consents). Outside in front of the property is a seating area and a swimming pool which has been strategically built into a decked area that takes full advantage of the views of the fields of sunflowers beyond it. A sweeping driveway takes you down to a childrens play area on one side and a large independent shed for storage on the other. When you picture a dream home in France this has got to be up there so viewing is highly recommended. Price including agency fees : 318 000 € Price excluding agency fees : 300 000 € Buyer commission, tax included: 6%

### Algemeen

Slaapkamers:	3
Badkamers:	3
Afgewerkte vierkante meter:	126 m <sup>2</sup>



Lot Afmeting: 1500 m<sup>2</sup>

## **Building details**

Outdoor Amenities: Pool

## **Lease terms**

Date Available:

## **Additionele informatie**

Website URL: [http://www.arkadia.com/MLSM-T8429/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T8429/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID: bvi77304

