



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 138,322.85

Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Saint-Gourson
Geplaatst:	26-03-2026

Omschrijving:

This beautifully-proportioned country cottage is brimming with character and traditional features, offering an exceptional opportunity to create a truly special home. With care and vision, the potential here is considerable. At the heart of the property lies an impressive kitchen–dining room, where a vaulted ceiling and striking mezzanine level create a wonderfully light and spacious environment with exciting scope to enhance—perfect for entertaining or relaxed family living. The inviting sitting room features a classic Charentaise stone fireplace with a log burner, providing a cosy and welcoming retreat for winter evenings. The ground floor is further enhanced by two additional versatile rooms, perfect for use as a study, snug, or guest accommodation. Upstairs, four well-proportioned bedrooms offer comfortable living space, complemented by a shower-room—well suited to family life or hosting visitors. Outside, the property continues to impress. The established garden, while now requiring some attention, is rich with mature shrubs and fruit trees, offering the foundations of a truly beautiful outdoor space. A traditional well provides a practical and cost-effective solution for garden watering, and the rear garden enjoys delightful open views across the surrounding countryside. Imagine relaxing beneath fragrant wisteria, surrounded by peace and natural beauty—an idyllic rural escape. Additional benefits include a garage and a useful storage barn, providing excellent practical space. More than just a home, this is a lifestyle opportunity waiting to be realised. Price including agency fees : 119 900 € Price excluding agency fees : 110 000€ Buyer commission, tax included: 9%

Algemeen

Slaapkamers:	4
Badkamers:	2
Afgewerkte vierkante meter:	265 m ²



Lot Afmeting: 3519 m²

Building details

Outdoor Amenities: Pool

Lease terms

Date Available:

Additionele informatie

Website URL: http://www.arkadia.com/MLSM-T11382/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: bvi84698

