



## grande ferme à rénover à 5 minutes de Nérac.



### 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 187,758.09

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Nérac
Postcode:	47600
Geplaatst:	01-04-2026

### Omschrijving:

Located in the surrounding of the charming town of Nérac (47600), this property offers a peaceful, rural setting, ideal for nature lovers. Nestled on a 5,230 m<sup>2</sup> plot, it enjoys a calm and authentic atmosphere, close to amenities such as shops and schools, providing a pleasant living environment for the whole family.

This 168 m<sup>2</sup> farmhouse, in need of renovation, is spread over two levels. The ground floor comprises a living room, dining room, kitchen, 2 bedrooms, toilet, and bathroom. Upstairs, there are four bedrooms, a toilet, and a bathroom. Outbuildings include a workshop, garage, chicken coop, offices and storage rooms, an attic suitable for conversion, and a large, insulated 150 m<sup>2</sup> barn, offering significant potential for development projects. Ideal for those who love renovation and spacious living, this property will charm you with its authenticity and numerous layout possibilities. Additional land (up to 10 hectares) is available for purchase if you have an agricultural project in mind.

Gebouwd:	1850
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### Algemeen

Slaapkamers:	6
Badkamers:	2
Afgewerkte vierkante meter:	168 m <sup>2</sup>
Lot Afmeting:	5230 m <sup>2</sup>

### Room details



Total rooms: 9

### **Energy efficiency**

Energy Use (kWh/m<sup>2</sup>/year): 275

### **Lease terms**

Date Available:

### **Additionele informatie**

Website URL: [http://www.arkadia.com/AGHX-T686608/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/AGHX-T686608/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### **Contact information**

IMLIX ID: 1558673

