



## Demeure en pierre avec vue Dordogne



### 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 587,325.38

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Castillon-la-Bataille
Postcode:	33350
Geplaatst:	01-04-2026

### Omschrijving:

Just a few steps from the Dordogne River and 15 minutes from Saint-Émilion, this stone property set against the medieval ramparts stands out for its authenticity and potential.

Daily life is easy here: shops, schools and services are all within walking distance.

The main house offers generous, light-filled volumes with real character. Spacious rooms, four bedrooms and a terrace overlooking the river create a comfortable setting, ready to welcome a renovation project tailored to your needs.

A second, independent 90 m<sup>2</sup> dwelling completes the property and is ideal for hosting family, creating a workspace or developing a charming rental opportunity.

Beneath the house, an impressive 250 m<sup>2</sup> basement provides rare flexibility: garage, workshop, storage or leisure space.

The enclosed, tree-lined garden with two separate entrances surrounds the home with a peaceful atmosphere.

An authentic property, immediately habitable, and ready to become a truly characterful residence.

Gebouwd:	1900
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### Algemeen



Slaapkamers: 6  
Badkamers: 2  
Afgewerkte vierkante meter: 343 m<sup>2</sup>  
Lot Afmeting: 2200 m<sup>2</sup>

### Room details

Total rooms: 10

### Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 151

### Lease terms

Date Available:

### Additionele informatie

Website URL: [http://www.arkadia.com/AGHX-T691708/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/AGHX-T691708/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

IMLIX ID: 1558287

