

listing



Agent Info

Name:	ArKadia
Company Name:	
Country:	United Kingdom
Phone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for:	Sale
Price:	USD 455,838.18

Location

Country:	France
State/Region/Province:	Nouvelle-Aquitaine
City:	Thiviers
Posted:	Jan 16, 2025

Description:

Set in a peaceful hamlet just 10 minutes' drive from a thriving market town with mainline connections are these two renovated properties that offer a total of 7 bedrooms. Both houses have been sympathetically renovated and sit within private grounds of approx. 4.3 acres - so suitable for possible glamping or equestrian purposes (subject to necessary permissions). There are several outbuildings on the property, all in good condition. An electric entranceway opens to a gravelled courtyard with parking space for several vehicles. Situated to the left is the main house of approximately 180m². Enter via a large fully-fitted kitchen with modern appliances which features a central island and ample storage cupboards. To the right of the kitchen is a new highly-efficient wood burning stove that is double sided - a very attractive feature. Continuing from the kitchen is an impressive living/dining room area which has a door to the courtyard and also one to access additional parking behind the main-house. To the rear of the kitchen can also be found additional storage space and a WC. The original oak staircase leads to a mezzanine which hosts a shower room, WC and a bedroom (17.9m). Up a short second flight of stairs a landing then takes you to 3 additional double-bedrooms, a WC and second shower-room. Attached to the main house is a 80m² two-storey barn and also a stone cellar for wine and preserves. Opposite the entranceway is a second stone house with excellent potential for rental income (subject to permissions) which has a small outbuilding on either side of it. (possible gite business - subject to necessary permissions). Enter the second building via the kitchen, which features an arched window opening that once formed part of an old bread oven. A passageway leads through to a good-sized living-room with a modern high quality pellet-stove in the large stone fireplace. To the rear of the living-room there is a double bedroom with fitted wardrobes and a shower room with WC (currently being renovated). Upstairs are a further 2 double bedrooms, a WC and a bathroom. Venturing past a magnificent mulberry tree



through the garden visitors will find the large, fenced pool of 12m x 6m from which to enjoy far-reaching views of the fabulous countryside. The land is almost fully-enclosed having previously been used for grazing. From the rear of the second house are 2 spacious covered terraces - providing a choice of sheltered outdoor entertaining areas. Off to the right of the front courtyard is an open hangar which could provide garaging for two cars. There is a working well with an electric pump for garden use. The properties have retained many nice original features throughout, with modern heating appliances to provide year-round comfort. Taxe fonciere 2043 euros per annum. Plenty of potential - viewing highly recommended! Price including agency fees :392.200€ Price excluding agency fees :370.000€ Buyer commission, tax included: 6%

Common

Bedrooms:	7
Bathrooms:	4
Finished sq. ft.:	270 sq m
Lot Size:	17494 sq m

Building details

Outdoor Amenities:	Pool
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Lease terms

Date Available:

Additional information

Website URL:	http://www.arkadia.com/MLSM-T8745/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM
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Contact information

IMLIX ID:	bvi78009
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