



## 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 666,906.46

### Location

Country: France  
State/Region/Province: Nouvelle-Aquitaine  
City: Laroque-Timbaut  
Posted: Mar 11, 2025

### Description:

Superb blend of stone and contemporary design for this spacious, light and airy architect-designed house. This beautiful property in the centre of all amenities has many assets. It has a guest house for use as rental accommodation or extra space for family and friends etc. The main house spans around 300 m<sup>2</sup> and comprises a bright entrance hall, lounge, study, cosy area with two small lounges, kitchen, utility room, spacious lounge with fireplace, dining room, master bedroom and WC. Two staircases lead naturally to the first floor: landing, shower room, WC, 3 bedrooms with built-in wardrobes, bedroom with sitting area. Guest house with private access and automatic gate, approx. 90 m<sup>2</sup>, comprising: lounge/living room, kitchen, WC, bedroom with en-suite shower room. First floor: landing, 2 bedrooms, shower room, WC. Outside: terrace, utility room, 30 m<sup>2</sup> garage. Set in wooded, fully fenced grounds of 3873 m<sup>2</sup>, the house has a 30 m<sup>2</sup> garage for motorhomes and a second garage of 27 m<sup>2</sup>. Attractive 10 x 5 metre swimming pool with decking and pool house. Miscellaneous: double glazing, electric heating. Main house: central oil-fired boiler, ALU double glazing, automatic shutters. Each house has its own garage of approx. 30 m<sup>2</sup>, automatic gate, also available: camper van garage, automatic gate. Two entrances with automatic gates. Swimming pool with landscaped terraces, solar roller shutter.

### Common

Bedrooms: 8  
Bathrooms: 4  
Finished sq. ft.: 400 sq m  
Lot Size: 3873 sq m



## Building details

Outdoor Amenities:

Pool

## Lease terms

Date Available:

## Additional information

Website URL:

[http://www.arkadia.com/MLSM-T5927/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T5927/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID:

bvi69981

