



## Maison de campagne 3 pièces



### 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 130,495.88

### Location

Country: France  
State/Region/Province: Nouvelle-Aquitaine  
City: Excideuil  
ZIP code: 24160  
Posted: Jul 29, 2025

### Description:

In the heart of a charming stone village in the Périgord, perched 150 m away and offering a splendid view of the Excideuil valley and its castle, is this pretty little country house of 60 m2 and its pleasant garden. It consists of 3 main rooms with oak floors: a living room fitted kitchen with its large fireplace opening onto a 2nd room serving either as a bedroom or as an extension to the main room, then a bedroom with separate toilet and shower room. An adjoining barn allows an extension of the living area and a cellar in the basement complete the whole. The electricity has been redone, the attic insulated, the joinery is in double-glazed PVC. On the land, buildable and suitable for a swimming pool, apple and fig trees provide pleasant shade for a short nap in summer, and several hiking trails invite you to go for a walk.

Built: 1963

### Common

Bedrooms: 2  
Bathrooms: 1  
Finished sq. ft.: 60 sq m  
Lot Size: 539 sq m

### Room details

Total rooms: 3

### Energy efficiency



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Energy Use (kWh/m<sup>2</sup>/year): 303

## Building details

Parking: Yes

## Lease terms

Date Available:

## Additional information

Website URL: [http://www.arkadia.com/FFPA-T89169/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/FFPA-T89169/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 190362

