



## 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 296,257.79

#### Location

Country: France  
State/Region/Province: Nouvelle-Aquitaine  
City: Salles-Lavalette  
Posted: Oct 24, 2024

#### Description:

This charming stone property is situated at the end of a cul-de-sac on the outskirts of a small village, offering a truly quiet and peaceful setting. The house oozes character, blending traditional French charm with modern comforts, including double glazing throughout and central heating powered by a heat pump. The property is accessed through a beautiful cast-iron gate. The grounds are fully enclosed, providing a private garden with several fruit trees and stunning views of the surrounding countryside. There is also ample space for a swimming pool (subject to necessary permissions). The ground floor features a charming entrance hall, a spacious kitchen/diner with a log burner and access to a fabulous orangery, as well as an equally large salon, also with a log burner. A beautiful, original wooden staircase leads to the first floor, which includes three bedrooms, one of which has an en-suite bathroom. The second floor offers a fourth bedroom with its own bathroom, along with some additional storage space. Attached to the house is a large garage of approximately 80m<sup>2</sup>, with an adjacent storage room and a mezzanine. A separate annex, currently used as a yoga studio, could potentially serve as a small guest house (possible gite business - subject to necessary permissions). The views of the surrounding countryside from the house are simply breathtaking. The local village offers a restaurant and a bakery, while Villebois-Lavalette and Montmoreau, with all essential amenities, are close by. The listed "Plus Beaux Villages" of Aubeterre-sur-Dronne is also nearby. Angoulême is just over a half-hour drive away, and Périgueux is about an hour. A visit is highly recommended to fully appreciate the property and its surroundings. Price including agency fees : 256 800 € Price excluding agency fees : 240 000 € Buyer commission, tax included: 7%

#### Common



Bedrooms: 5  
Bathrooms: 2  
Finished sq. ft.: 170 sq m  
Lot Size: 1520 sq m

### **Building details**

Outdoor Amenities: Pool

### **Lease terms**

Date Available:

### **Additional information**

Website URL: [http://www.arkadia.com/MLSM-T8438/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T8438/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### **Contact information**

IMLIX ID: bvi76902

