



## Close to all commodities!



### 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 115,360.69

### Location

Country: France  
State/Region/Province: Nouvelle-Aquitaine  
City: Juillac  
ZIP code: 19350  
Posted: Jun 12, 2025

### Description:

Semi-buried house dating from around 1900 with a slated roof in good condition. On the ground floor, the entrance hall leads on the right to a dining room/ kitchen of 26 m<sup>2</sup> as well as a tiled corridor giving access to the first floor. On your left a bedroom/study with cupboard of approximately 11 m<sup>2</sup> with a lino floor as well as a second bedroom with parquet flooring of approximately 12 m<sup>2</sup>. From the kitchen a corridor leads to an independent toilet and a shower room . On the first floor, a landing gives to two bedrooms with parquet flooring, one with a surface area of approximately 15 m<sup>2</sup> and a cupboard, the other with an approximate surface area of 12 m<sup>2</sup>. There's equally a toilet and a small attic for storage. The basement is composed of a cellar in two compartments. One of 48 m<sup>2</sup> used as a laundry and boiler room, the other of 25 m<sup>2</sup> is currently used as a storeroom/ workshop. Adjoining, a garage with a fibre cement roof, accessible from the inside, of approximately 13 m<sup>2</sup> providing access for a small car. On the grounds, a stone hut and barbecue with various adult fruit trees. This house of about 102 m<sup>2</sup> living space is situated on a plot of land with a total surface area of 1301 m<sup>2</sup>. Central oil fired heating, double glazing, mains sewerage.

Condition: Good  
Built: 1900

### Common

Bedrooms: 4  
Finished sq. ft.: 102.6 sq m  
Lot Size: 1301 sq m



## Room details

Total rooms: 5  
Indoor Features: Fitted kitchen

## Utility details

Heating Fuel: Oil

## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 299

## Building details

Number of Garages: 1

## Lease terms

Date Available:

## Additional information

Website URL: [http://www.arkadia.com/TXNV-T17029/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/TXNV-T17029/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 19001331115

