



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 218,040.19

Location

Country: France
 State/Region/Province: Nouvelle-Aquitaine
 City: Tocane-Saint-Apre
 Posted: Jun 28, 2025

Description:

EXCLUSIVE TO BEAUX VILLAGES! Located on the edge of a village with a popular restaurant and within walking or cycling distance of a bakery, this light and bright 4-bedroom stone house offers character and convenience in a peaceful rural setting. The main house features an open living area with exposed stone walls and wooden beams. An attached one-bedroom guest cottage includes a living room with a wood-burning stove, ideal for visitors or potential rental use (possible gite - subject to necessary permissions). The property sits on a large plot with stunning views across open countryside and farmland towards a nearby château. A 100 m² detached barn provides useful storage or workshop space. In good condition, the house is well-suited as a second home or holiday property. With some additional heating and insulation, the property could also be an ideal home all year round. All key amenities are less than 10 minutes away. Price including agency fees : 189 000 € Price excluding agency fees : 175 000 € Buyer commission, tax included: 8%

Common

Bedrooms: 4
 Bathrooms: 3
 Finished sq. ft.: 155 sq m
 Lot Size: 1471 sq m

Building details

Outdoor Amenities: Pool



IMLIX

IMLIX Real Estate Marketplace

<https://www.imlix.com/>

Lease terms

Date Available:

Additional information

Website URL:

http://www.arkadia.com/MLSM-T10025/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID:

bvi80295

