



## 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 317,254.25

### Location

Country: France  
State/Region/Province: Nouvelle-Aquitaine  
City: Salles-Lavalette  
Posted: Jul 05, 2025

### Description:

Situated at the end of a small lane you will find this beautifully presented stone barn conversion. The current owners have renovated the property to include a hand crafted fitted kitchen, underfloor heating on the ground floor as well as beautiful travertine tiles. The open plan lounge dining area leads to a beautiful master suite complete with an en suite bathroom with shower as well as a separate dressing area. There are another 2 bedrooms on the ground floor as well as a second shower room and separate WC. The attic has been converted to provide a large bedroom which is great for visiting family and friends. Outside there is a lovely swimming pool area which is very private and with views over the Charente countryside. A covered terrace provides a lovely eating and entertaining area in addition to a lawned garden and further storage areas. Just over 2kms is the village of Salles Lavalette with its fabulous restaurant, bakery and patisserie. Viewings are highly recommended to appreciate this traditional French property with modern conveniences. Price including agency fees : 275 000 € Price excluding agency fees : 257 010 € Buyer commission, tax included: 7%

### Common

Bedrooms: 4  
Bathrooms: 2  
Finished sq. ft.: 104 sq m  
Lot Size: 2136 sq m

### Building details

Outdoor Amenities: Pool



**Lease terms**

Date Available:

**Additional information**

Website URL: [http://www.arkadia.com/MLSM-T10079/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T10079/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

**Contact information**

IMLIX ID: bvi80750

