



## 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 458,576.6

### Location

Country: France  
 State/Region/Province: Nouvelle-Aquitaine  
 City: Garat  
 Posted: Aug 26, 2025

### Description:

This beautifully renovated stone house, full of charm and character, dates back to the 17th/ 18th century. It is set in a unique historical location, with a panoramic view of the countryside and the Châteaux de la Tranchade in Garat in the distance, and the river running through at the bottom of the land. It benefits from being situated in a calm countryside location yet on doorstep of the beautiful city of Angouleme with all the amenities. The ground floor comprises an entrance hall with a pellet burner, a living room, a dining room, a kitchen/dinner with access to a large terrace, a laundry room, and a toilet. There are two separate staircases The first set leads to an ensuite bedroom with a dressing room. The second set leads to two bedrooms and a bathroom. This beautiful property would make a perfect family home or a perfect lock-up and leave !!! The property has been rented out since September 2023. Make your appointment today !!! Price including agency fees : 397 500 € Price excluding agency fees : 375 000 € Buyer commission included: 6 %

### Common

Bedrooms: 3  
 Bathrooms: 2  
 Finished sq. ft.: 184 sq m  
 Lot Size: 1649 sq m

### Building details

Outdoor Amenities: Pool



## **Lease terms**

Date Available:

## **Additional information**

Website URL: [http://www.arkadia.com/MLSM-T4793/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T4793/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID: bvi67438

