



## 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 308,601.86

### Location

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

### Description:

This property has been entirely renovated to create a spacious home with four bedrooms and two attached cottages (possible gite business - subject to necessary permissions). In a quiet hamlet, a long drive leads through the front garden to a courtyard - you pass in front of the two guest cottages to access the house.

**HOUSE** The 24m<sup>2</sup> fitted kitchen has a wooden floor and log burning stove - to the rear a doorway opens to the utility / boiler room and beyond this a spacious living room (38m<sup>2</sup>) with wooden floor, fireplace, mezzanine and access to the rear garden. There is also a store room. A staircase from the kitchen leads up to a landing that gives access to a large bathroom and three bedrooms. A door from the kitchen opens into the dining room with wooden floor and inset fireplace (this also has a separate shower room with WC). A door from here opens to the large sitting room (40m<sup>2</sup>) with fireplace, wooden floor and stairs up to the master bedroom (30m<sup>2</sup>) and separate bathroom with WC, shower and whirlpool bath. **1 BED COTTAGE** The front door opens into a living room with kitchen / dining area and a staircase rises to the bedroom with en-suite shower room with WC. **2 BED COTTAGE** The front door opens into a living room with wood burning stove and a kitchen / dining area. Stairs lead up to a landing that serves the two bedrooms and a shower room with WC. **OUTBUILDINGS** In front of the property is a potting shed, workshop, large open barn, garage and a tool shed. **GROUNDS** The house sits in the middle of the plot with a large garden to the front leading down the side to a rear garden that, with relevant permissions, would be the ideal place for a pool. Price including agency fees : 267.500 € Price excluding agency fees : 250.000 € Buyer commission, tax included: 7%

### Common

Bedrooms: 7



Bathrooms: 4  
Finished sq. ft.: 365 sq m  
Lot Size: 4282 sq m

### **Building details**

Outdoor Amenities: Pool

### **Lease terms**

Date Available:

### **Additional information**

Website URL: [http://www.arkadia.com/MLSM-T6322/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T6322/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### **Contact information**

IMLIX ID: bvi72509

