



## 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 101,521.36

#### Location

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

#### Description:

This lovely two bedroomed home is nestled in a beautiful hamlet amidst the stunning Monts de Blond. On the ground floor, there is a lovely living area that doubles as a lounge and dining room. There is also a kitchen, toilet and internal access to the garage. Ascending to the upper level reveals two bathrooms, a spacious landing area that could double as an office space, and two generously sized bedrooms. Additionally, there's a quaint mezzanine with a cozy ambiance, albeit with a low ceiling. Heating is provided by a wood burner in the lounge complemented by oil central heating. Externally, the property is impeccably maintained, featuring double-glazed windows throughout. The house is attached to a substantial barn, offering ample storage, parking, and potential workshop space. A well sits directly in front of the house. The property also encompasses 1154m<sup>2</sup> of land and 3320m<sup>2</sup> of woodland, just a short stroll from the house as well as a vegetable garden with mains water available. Ideally situated between the picturesque villages of Blond and Mortemart, this residence is located in an unspoiled and breathtaking hamlet. Blond village, a mere five minutes away, provides essential amenities, while the larger town of Bellac, accessible within 15 minutes, offers a comprehensive array of services, including supermarkets, DIY stores, eateries, gift shops, pharmacies, medical facilities, schools and a mainline station. Limoges airport is conveniently situated approximately 30 minutes away. Whether as a holiday retreat or a permanent residence, this delightful cottage offers the perfect blend of convenience and coziness. Price including agency fees : 88 000 € Price excluding agency fees : 80 000 € Buyer commission, tax included: 10%

#### Common

Bedrooms: 2



Bathrooms: 2  
Finished sq. ft.: 93 sq m  
Lot Size: 4771 sq m

### **Building details**

Outdoor Amenities: Pool

### **Lease terms**

Date Available:

### **Additional information**

Website URL: [http://www.arkadia.com/MLSM-T6914/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T6914/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### **Contact information**

IMLIX ID: bvi73799

