



## 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 126,323.72

#### Location

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

#### Description:

**EXCLUSIVE TO BEAUX VILLAGES!** Nicely presented three-bedroom semi-detached house which is ready to move into. Comprising a large bright family kitchen diner, a good size lounge with double bedroom off, and downstairs shower room. Upstairs there is a large landing currently being used as a cinema room, with 2 further double bedrooms and a family bathroom with bath. Plenty of room here to create another bedroom if desired. On the third floor there is a large attic space, which could be used for additional accommodation, subject to the usual planning permissions. Attached garden and large outbuilding, with views down to the fields. Two further small outbuildings. Situated in a small and very pretty hamlet with just a few houses, the property is only 10 minutes from Dun le Palestel, the market town with supermarket, bank, bakeries, pharmacies etc. and 15 minutes from the larger town of La Souterraine, where you will find supermarkets, restaurants, banks, pharmacies, DIY shop and a weekly Saturday market. Just 45 minutes from Limoges International Airport with flights from Manchester, East Midlands, Birmingham and Stansted. Price including agency fees : 109 499 € Price excluding agency fees : 100 458 € Buyer commission, tax included: 9%

#### Common

Bedrooms: 3  
 Bathrooms: 2  
 Finished sq. ft.: 149 sq m  
 Lot Size: 1136 sq m

#### Building details



Outdoor Amenities:

Pool

### Lease terms

Date Available:

### Additional information

Website URL:

[http://www.arkadia.com/MLSM-T8990/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T8990/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

IMLIX ID:

bvi78078

