



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 513,605.79

Location

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

Description:

In the centre of a lively village with all amenities, this property comprising a "maison de maître" and two guest houses is bursting with character and potential. Ideally situated between Marmande and Tonneins, it fits perfectly into an ambitious renovation project. The main house, full of charm, is arranged around a dining kitchen, a lovely, bright 38m2 living room with a working fireplace, a bedroom and a bathroom on the ground floor. Upstairs there are four large bedrooms, ideal for every need, and the top floor features an attic under the roof frame, offering infinite possibilities for conversion (subject to necessary permissions). The basement houses the linen room. The two adjoining guest houses, in need of renovation, offer space to be redesigned as you wish (subject to necessary permissions). They currently comprise a vast billiard room with fireplace, two bedrooms and a cinema room. Two balconies extend the living spaces and offer uninterrupted views over the garden and swimming pool. The outside invites you to relax, with a garden planted with trees, a summer kitchen, a courtyard for outdoor meals and a swimming pool. Two spacious garages complete this unique combination of charm and opportunity. With its strategic location and numerous development possibilities, this unique property is ready to welcome your projects and become an exceptional place to live. Price including agency fees :445.200€ Price excluding agency fees :420.000€ Buyer commission, tax included: 6%

Common

Bedrooms: 6
 Bathrooms: 2
 Finished sq. ft.: 170 sq m
 Lot Size: 1514 sq m



Building details

Outdoor Amenities:

Pool

Lease terms

Date Available:

Additional information

Website URL:

http://www.arkadia.com/MLSM-T9230/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID:

bvi78752

