



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 132,930.65

Location

Country: France
State/Region/Province: Nouvelle-Aquitaine
City: Availles-Limouzine
Posted: Sep 17, 2025

Description:

Within the old castle walls of Availles Limouzine a short stroll from the ancient gateway to the river you will find this medieval property spread across 3 floors with views across the Vienne. There is space to park in front of the property or you can park in the large garage where you will find the new hot water tank and electric distribution board. Next to the garage is an entrance hall where you can leave your boots and coats when you come in from exploring the local walks. On the first floor you will find a lovely refitted eat-in kitchen which looks out across the river. Across the hall there is a dining room and a separate living room. Also on this floor you will find a new shower room with walk in shower, heated towel rail, hand basin and lavatory along with a room for your washing machine. The elegant staircase sweeps up to the second floor where there are 3 good sized bedrooms overlooking the roof tops and the river and a bathroom with shower, basin and lavatory. Fibre optic internet is available and the property is on mains drainage. A short walk away near the Arribat stream and the river Vienne you will find the property's garden. Availles Limouzine has a shop, pharmacy, bakery, post office, restaurant, doctor, dentist, bank, hairdresser and primary school. Larger shops can be found in the nearby towns of L'Isle Jourdain and Confolens. Book today to view this piece of history. Price including agency fees : 115 000 € Price excluding agency fees : 105 505 € Buyer commission, tax included: 9%

Common

Bedrooms: 3
Bathrooms: 2
Finished sq. ft.: 120 sq m
Lot Size: 419 sq m



Building details

Outdoor Amenities:

Pool

Lease terms

Date Available:

Additional information

Website URL:

http://www.arkadia.com/MLSM-T10553/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID:

bvi80762

