



## 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 576,595.18

### Location

Country: France  
 State/Region/Province: Nouvelle-Aquitaine  
 City: Seyches  
 Posted: Oct 09, 2025

### Description:

Set in a peaceful and private location with no immediate neighbours, this spacious property enjoys panoramic views across the surrounding countryside. It's just 20 minutes from Eymet, a short drive to a local village with everyday essentials, and only 12 minutes from the town of Marmande, where you'll find all necessary amenities. The house is spread across three levels, offering generous living space and plenty of flexibility. On the ground floor, the fitted kitchen next to the bright living and dining area, with direct access to an outside terrace, is perfect for entertaining or relaxing in the jacuzzi while taking in the stunning views. This level also includes three bedrooms, a family bathroom, and a separate guest toilet. The garden level features a large garage and basement area divided into several rooms, including a workshop, laundry room, and a WC. This area could easily be transformed into an independent guest annex (subject to necessary permissions). Outside, the property includes two additional outbuildings, both offering potential for renovation or development (subject to necessary permissions). The swimming pool is discreetly positioned for privacy and comes with a pool house for added convenience. Surrounded by 4.8 hectares of mature gardens, fruit trees, and woodland, this property offers peace, space, and enormous potential. A visit is highly recommended to fully appreciate its charm and possibilities.

### Common

Bedrooms: 6  
 Bathrooms: 2  
 Finished sq. ft.: 260 sq m  
 Lot Size: 48701 sq m



## **Building details**

Outdoor Amenities:

Pool

## **Lease terms**

Date Available:

## **Additional information**

Website URL:

[http://www.arkadia.com/MLSM-T10502/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T10502/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID:

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