



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 163,472.46

Location

Country: France
 State/Region/Province: Nouvelle-Aquitaine
 City: Tocane-Saint-Apre
 Posted: Oct 28, 2025

Description:

Charming and spacious 5-bedroom village house with views of the church, just steps from a restaurant and épicerie. Only 5 minutes from Montagrier (bakery and popular restaurant), 10 minutes from Tocane-Saint-Apre with all amenities, and 25 minutes from Brantôme-en-Périgord. The property offers 5 double bedrooms, a large living/dining area, and a kitchen opening onto a private courtyard — perfect for morning coffee or evening dining. Habitable as it is, the house requires modernisation and renovation (subject to necessary permissions) to reach its full potential and to increase energy efficiency. It's possible to live in the property while renovating in stages. Attached to the main house is a 55m² second house, that could also be renovated (subject to necessary permissions), or could be used as a storage or ideal workshop. Three garages, two cellars, a large attic, and a utility room with an oil-fired boiler complete the property. A nearby garden plot is available by separate negotiation — the perfect spot for a vegetable garden. Set at a realistic price to sell — a lot of house for the money! Price including agency fees : 141 700 € Price excluding agency fees : 130 000 € Buyer commission, tax included: 9%

Common

Bedrooms: 5
 Bathrooms: 3
 Finished sq. ft.: 131 sq m
 Lot Size: 275 sq m

Building details

Outdoor Amenities: Pool



Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/MLSM-T10775/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: bvi82091

