



## 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 184,584.29

#### Location

Country: France  
 State/Region/Province: Nouvelle-Aquitaine  
 City: Gouzon  
 Posted: Nov 04, 2025

#### Description:

Nestled in a small hamlet near the town of Gouzon, this delightful 107 m<sup>2</sup> house offers the perfect blend of comfort and modern amenities. Featuring five rooms, including two bedrooms and a splendid veranda, the property boasts double glazing and a cozy fireplace, ensuring warmth and efficiency throughout the seasons. The attached barn could be converted to additional living space (subject to the relevant permissions). The outdoor space is a haven, with an above ground swimming pool and a beautifully fenced garden, ideal for relaxation and entertaining. Inside, high-speed internet meets your digital needs, reflecting the home's seamless blend of traditional and contemporary living. The small town of Gouzon with supermarket, weekly farmers market and restaurants, is only 6km away Whether you're dreaming of peaceful countryside living or a tech-ready retreat, this charming home is well-suited to a variety of lifestyles. Its inviting atmosphere and thoughtful features make it a must-see property in the picturesque region of Saint-Loup. Price including agency fees : 160 000 € Price excluding agency fees : 146 789 € Buyer commission, tax included: 9%

#### Common

Bedrooms: 2  
 Bathrooms: 1  
 Finished sq. ft.: 107 sq m  
 Lot Size: 2621 sq m

#### Building details

Outdoor Amenities: Pool



**Lease terms**

Date Available:

**Additional information**

Website URL: [http://www.arkadia.com/MLSM-T10574/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T10574/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

**Contact information**

IMLIX ID: bvi82904

