



## 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 137,053.84

### Location

Country: France  
 State/Region/Province: Nouvelle-Aquitaine  
 City: Montaut  
 Posted: Nov 05, 2025

### Description:

This charming family home, full of old-world character, is ideally located between the popular bastide towns of Villeréal and Monflanquin. With two independent entrances, it offers multiple possibilities: a spacious family home or the option to divide it into two separate units, subject to the necessary permissions. On the street side, you'll find a kitchen–dining room as well as a former workshop, perfect for creating an additional living area to suit your needs. On the garden side, the upper floor features three bedrooms, a summer kitchen opening onto a shaded wisteria-covered terrace, a bathroom and a WC. A beautiful staircase also leads to the attic, offering remarkable potential to create additional rooms or a new living space, subject to the required approvals. A double garage of 26m<sup>2</sup> adjoining the house, along with a storage room and a cellar, completes the property. Please note: an independent plot of land measuring 1,500 m<sup>2</sup>, located just a 5-minute walk from the house, is also available to buy. A wonderful opportunity for those seeking a holiday home or a property with strong development potential. A must-see! Price including agency fees : 118 800 € Price excluding agency fees : 110 000 € Buyer commission, tax included: 8%

### Common

Bedrooms: 4  
 Bathrooms: 1  
 Finished sq. ft.: 114 sq m  
 Lot Size: 254 sq m

### Building details



Outdoor Amenities:

Pool

## **Lease terms**

Date Available:

## **Additional information**

Website URL:

[http://www.arkadia.com/MLSM-T7178/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T7178/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID:

bvi74505

