



## 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 283,913.71

### Location

Country: France  
State/Region/Province: Nouvelle-Aquitaine  
City: Limalonges  
Posted: Nov 25, 2025

### Description:

Set in a peaceful village in the beautiful Deux-Sèvres countryside, this exceptional farmhouse offers instant kerb appeal with its gravelled courtyard and charming stone exterior. The interior is just as impressive, blending character features with modern comfort. The main house features four bedrooms, including a spacious ground-floor bedroom with its own en suite shower room. The heart of the home is the beautiful open-plan kitchen, complete with an island, cosy seating area, and log burner. From here, a light-filled dining room flows into a gorgeous lounge with a vaulted ceiling, creating a warm and inviting living space. A large multifunctional room on the ground floor is currently used as a laundry and craft room, though it would also make an excellent home gym or studio. Upstairs are three additional bedrooms, one of which is currently arranged as a sewing room but would work equally well as a guest room or home office. A stylish family bathroom with shower completes the first floor. Outside, the property offers a private, low-maintenance garden with a beautiful hangar providing shade in the summer and a perfect setting for evening entertaining. At the rear, a patioed area presents an ideal location for a future swimming pool (subject to necessary permissions). In addition to the main house, there is a second property already equipped with electrics and plumbing. With the appropriate permissions, it could be converted into a two-bedroom gîte or holiday home. Several large barns also offer extensive storage, workshop space, or further development potential (subject to necessary permissions). This is a truly stunning home that combines rural tranquillity with exceptional living space and exciting possibilities for guest accommodation or business use. Price including agency fees : 246 100 € Price excluding agency fees : 230 000 € Buyer commission, tax included: 7%

### Common



Bedrooms: 4  
Bathrooms: 2  
Finished sq. ft.: 136 sq m  
Lot Size: 1295 sq m

### Building details

Outdoor Amenities: Pool

### Lease terms

Date Available:

### Additional information

Website URL: [http://www.arkadia.com/MLSM-T10893/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T10893/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

IMLIX ID: bvi83632

