



## Maison de 55m<sup>2</sup>



### 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 32,756.54

### Location

Country:	France
State/Region/Province:	Nouvelle-Aquitaine
City:	Merinchal
ZIP code:	23420
Posted:	Jan 13, 2026

### Description:

This 55 m<sup>2</sup> house spread over 2 levels offers an ideal project for a first-time purchase or an investment.

On the ground floor, you will find a spacious living room.

Upstairs, the sleeping area consists of one bedroom, a small room that can be used as an office or laundry, and a bathroom, with direct access to the garden.

The basement includes a cellar, and the property also features convertible attic space of about 30 m<sup>2</sup>, with the potential to create a second bedroom or storage area.

Outside, the property includes an adjoining plot of approximately 50 m<sup>2</sup>, as well as a second non-adjoining plot of 120 m<sup>2</sup>, perfect for a vegetable garden.

Some renovation work has already been completed, including the bathroom, electrical system, drywall, and windows. However, further renovation is still required. There is currently no heating system in place.

Built:	1890
--------	------

### Common

Bedrooms:	2
Bathrooms:	1



Finished sq. ft.: 55 sq m  
Lot Size: 80 sq m

### **Room details**

Total rooms: 3

### **Lease terms**

Date Available:

### **Additional information**

Website URL: [http://www.arkadia.com/AGHX-T698092/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/AGHX-T698092/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### **Contact information**

IMLIX ID: 1572506

