



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 336,289.5

Location

Country: France
State/Region/Province: Nouvelle-Aquitaine
City: Montcaret
Posted: Jan 19, 2026

Description:

Discover this charming 4-bedroom stone house with swimming pool, ideally located between Saint-Émilion and Sainte-Foy-la-Grande, in a peaceful countryside setting with beautiful open views over rolling hills and surrounding farmland. The property offers generous living space and excellent potential. On the ground floor, a beautiful entrance hall with original terracotta tiles sets the tone. This leads to a spacious, light-filled living room featuring a fireplace with a wood-burning stove, creating a warm and welcoming atmosphere. The cathedral-style kitchen, flooded with natural light, opens directly onto a terrace, ideal for al fresco dining. Also on this level is a bedroom with en suite shower room and dressing room, a second bedroom with en suite shower room, a third bedroom, a family bathroom, an additional shower room, a home office, a second office area and the utility room, boiler room and workshop. On the first floor, a room intended to become an additional bedroom requires completion. A large attic space is also available on this level and offers further development potential, subject to the usual planning permissions. Outside, the property features an above-ground swimming pool, outbuildings, and a mature, landscaped garden to both the front and rear of the house, all enjoying lovely countryside views. The terrace and pool area provide the perfect setting for relaxing and entertaining during the warmer months. Set in a quiet hamlet and environment, the property is nevertheless within easy reach of local amenities, with good access to major road networks, train stations and international airports, making it ideal for both permanent living and holiday use. This property represents an excellent opportunity with further potential, whether as a main residence, a second home in Southwest France, or a seasonal rental project, particularly if the outbuildings are included and subject to the relevant permissions and approvals. Contact us today to arrange a viewing or to receive further information about this stone house with swimming pool between Saint-Émilion and Sainte-Foy-la-Grande. Price including agency fees : 291 500



€ Price excluding agency fees : 275 000 € Buyer commission, tax included: 6%

Common

Bedrooms: 4
Bathrooms: 4
Finished sq. ft.: 251 sq m
Lot Size: 2512 sq m

Building details

Outdoor Amenities: Pool

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/MLSM-T11064/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: bvi83758

