



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 210,541.46

Location

Country: France
 State/Region/Province: Nouvelle-Aquitaine
 City: Germignac
 Posted: Feb 03, 2026

Description:

This 3 bedroom traditional stone house is located in a village just south of the vibrant town of Cognac. The house is connected to mains drainage, is fully double glazed with gas central heating and boasts an energy rating of D. The ground floor living accommodation comprises of an open plan living-dining room of 31m², which has access to another 18.4m² space which could easily be transformed into a home office space for teleworking or an additional ground floor bedroom. There is a cosy separate kitchen dining area with open fireplace, which gives access to the large attached garage and old swimming pool area which could be restored to its former glory or transformed into a pretty sun terrace. The first floor has 2 double bedrooms and a single bedroom, as well as a family bathroom. To the rear of the property, there is a good sized enclosed garden aswell as a second small barn which gives access to the level above the garage which is an open boarded space of approximately 60m². The garage and loft space could be converted to further accommodation, subject to necessary permissions. This property, whilst needing a little refreshing is a super opportunity with huge potential and has plenty of charm. Contact us today to view it and see for yourself. Price including agency fees : 182 500 € Price excluding agency fees : 169 139 € Buyer commission, tax included: 7.9%

Common

Bedrooms: 3
 Bathrooms: 1
 Finished sq. ft.: 99 sq m
 Lot Size: 875 sq m



Building details

Outdoor Amenities:

Pool

Lease terms

Date Available:

Additional information

Website URL:

http://www.arkadia.com/MLSM-T11142/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID:

bvi84132

