



## 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 224,269.91

#### Location

Country: France  
State/Region/Province: Nouvelle-Aquitaine  
City: Yviers  
Posted: Feb 05, 2026

#### Description:

A charming traditional stone house set in the heart of a village with a primary school and a lively café/bar. The accommodation comprises 3 bedrooms, a kitchen-dining room, a comfortable sitting room featuring a fireplace with wood-burning stove, a bathroom and a separate WC. A separate barn offers excellent potential for storage or conversion, subject to the necessary permissions. Price including agency fees :194.400€ Price excluding agency fees :180.000€ Buyer commission, tax included: 8%

#### Common

Bedrooms: 4  
Bathrooms: 2  
Finished sq. ft.: 160 sq m  
Lot Size: 1364 sq m

#### Building details

Outdoor Amenities: Pool

#### Lease terms

Date Available:

#### Additional information

Website URL: [http://www.arkadia.com/MLSM-T11149/?utm\\_cam](http://www.arkadia.com/MLSM-T11149/?utm_cam)



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**Contact information**

IMLIX ID:

bvi84013

