



Propriété en pierre, à rénover + revenu locatif



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 176,023.21

Location

Country: France
 State/Region/Province: Nouvelle-Aquitaine
 City: Castillon-la-Bataille
 ZIP code: 33350
 Posted: Mar 02, 2026

Description:

Just a few minutes from Castillon-la-Bataille and its amenities, this character property offers rare potential: a main house to renovate, a second house already rented, and several large outbuildings, all set within 5,880 m² of landscaped grounds.

The main stone house is full of charm and authenticity. On the ground floor, it features a kitchen with fireplace, a warm and inviting living room with its own fireplace, a bedroom, a bathroom, and several additional rooms that can be redesigned to suit your project.

Upstairs, four spacious bedrooms with exposed beams create a peaceful sleeping area. One of them includes a water point and could easily be converted into a large family bathroom.

Outside, the outbuildings open the door to many possibilities: guesthouses, artist studios, reception space or a professional project. The green and private setting enhances the unique character of the property.

A major asset completes the property: a second independent 114 m² house, currently rented at €460 per month. It includes a living room, a separate kitchen with pantry, and upstairs three bedrooms, a bathroom and a separate WC. An immediate rental income that secures your investment.

This is more than a house — it is a life project, a place to shape and make your own.

Built: 1900



Common

Bedrooms:	4
Bathrooms:	2
Finished sq. ft.:	320 sq m
Lot Size:	5880 sq m

Room details

Total rooms:	8
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Energy efficiency

Energy Use (kWh/m ² /year):	345
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Lease terms

Date Available:

Additional information

Website URL:	http://www.arkadia.com/AGHX-T713767/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM
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Contact information

IMLIX ID:	1611841
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