



Propriété en pierre avec parc exceptionnel de 4,2 hectares au cœur de Nersac



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 404,853.39

Location

Country: France
State/Region/Province: Nouvelle-Aquitaine
City: Nersac
ZIP code: 16440
Posted: Mar 06, 2026

Description:

A rare place where nature comes to your home.

Located in the heart of Nersac (16440), this character property offers a truly privileged living environment: nearly 4.2 hectares of preserved nature, a peaceful and quiet setting, while remaining in close proximity to local amenities.

Situated on the edge of a remarkable 19th-century landscaped park designed by an architect, the property enjoys an exceptional natural environment composed of meadows, large trees, a natural pond, and streams.

This unique setting regularly welcomes deer, roe deer, and other wildlife, offering a peaceful and authentic atmosphere, particularly rare for a property located in the heart of a town.

Built in 1972, the house has approximately 300 m² of living space spread over two levels. It was constructed entirely with local stone, using natural stone blocks cut on site, giving it timeless charm and high-quality craftsmanship.

THE HOUSE



Ground Floor:

- Entrance
- Kitchen
- Dining room
- Living room
- Large office space that can easily be converted into a 4th bedroom
- 3 bedrooms
- 2 bathrooms with direct access from the bedrooms
- Separate WC

Garden Level:

- Large garage
- Storage room
- Boiler room
- Pantry
- Utility room
- Second kitchen
- Bathroom
- WC

Two very large additional rooms that can be converted into a 5th and 6th bedroom

This level offers significant development potential.

It can easily be transformed into a second independent residence, ideal for:

- Family accommodation
- Rental



- Professional activity
- Guesthouse or tourism project
- The house's layout allows for numerous possibilities depending on each owner's project.

THE PARK

The property extends over approximately 41,990 m² of land, forming a true natural haven:

- Wooded park on the edge of a 19th-century landscaped estate
- Natural meadows and large trees
- Natural pond and streams
- Presence of wildlife
- Calm and preserved environment

This estate offers a unique sense of space and nature while remaining in the heart of Nersac.

Built: 1972

Common

Bedrooms: 4
Bathrooms: 3
Finished sq. ft.: 300 sq m
Lot Size: 41990 sq m

Room details

Total rooms: 10

Energy efficiency

Energy Use (kWh/m²/year): 235

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/AGHX-T715420/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 1609501



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