



## A detached house on a beautiful street.



### 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 152,560.31

### Location

Country: France  
 State/Region/Province: Nouvelle-Aquitaine  
 City: Mauprevoir  
 ZIP code: 86460  
 Posted: Apr 14, 2026

### Description:

Our local agent Andy Portsmouth offers you, situated along a beautiful quiet tree-lined avenue in a popular riverside village with a grocery store and bar-restaurant, this detached property offering both charm and flexibility. The house is arranged over two levels and can easily accommodate extended family or provide rental potential. The ground floor can function as an independent one-bedroom apartment, comprising a kitchen/dining/living area, bedroom, shower room and WC ☑ ideal for guests or as a holiday rental opportunity. Upstairs, the main living space features three bedrooms, a bright living/dining room, and a kitchen opening onto an east-facing elevated conservatory (12m<sup>2</sup>), perfect for enjoying morning light. A shower room and separate WC complete this level. The two floors are connected by an internal staircase, allowing the house to be used either as one home or with separate living areas. Additional benefits include double glazing, electric radiators, loft insulation, mains drainage, a garage with electric door, a recent front fence and gates, workshop (30m<sup>2</sup>), and a pleasant setting nicely set back from the street. The street continues along a beautiful route through forest, to the countryside. Supermarkets are 16 minutes away.

Built: 1965

### Common

Bedrooms: 3  
 Finished sq. ft.: 137 sq m  
 Lot Size: 1122 sq m



## Room details

Total rooms: 6  
Indoor Features: Fitted kitchen

## Utility details

Heating Fuel: Electric

## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 307

## Building details

Parking: Yes  
Number of Floors: 1

## Lease terms

Date Available:

## Additional information

Website URL: [http://www.arkadia.com/TXNV-T30803/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/TXNV-T30803/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 77FC40DF24824BF1

