



listing



Informações do Revendedor

Name:	ArKadia
Nome da Empresa:	
País:	Reino Unido
Telefone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 513,605.79

Localização

Country:	França
State/Region/Province:	Nouvelle-Aquitaine
Cidade:	Gontaud-de-Nogaret
Adicionado:	26/08/2025

Informação adicional:

In the centre of a lively village with all amenities, this property comprising a "maison de maître" and two guest houses is bursting with character and potential. Ideally situated between Marmande and Tonneins, it fits perfectly into an ambitious renovation project. The main house, full of charm, is arranged around a dining kitchen, a lovely, bright 38m² living room with a working fireplace, a bedroom and a bathroom on the ground floor. Upstairs there are four large bedrooms, ideal for every need, and the top floor features an attic under the roof frame, offering infinite possibilities for conversion (subject to necessary permissions). The basement houses the linen room. The two adjoining guest houses, in need of renovation, offer space to be redesigned as you wish (subject to necessary permissions). They currently comprise a vast billiard room with fireplace, two bedrooms and a cinema room. Two balconies extend the living spaces and offer uninterrupted views over the garden and swimming pool. The outside invites you to relax, with a garden planted with trees, a summer kitchen, a courtyard for outdoor meals and a swimming pool. Two spacious garages complete this unique combination of charm and opportunity. With its strategic location and numerous development possibilities, this unique property is ready to welcome your projects and become an exceptional place to live. Price including agency fees :445.200€ Price excluding agency fees :420.000€ Buyer commission, tax included: 6%

Comum

Quartos de dormir:	6
Banheiro:	2
Pés quadrados acabados:	170 m ²
Tamanho do lote:	1514 m ²



Building details

Outdoor Amenities:

Pool

Lease terms

Date Available:

Informação adicional

URL do site:

http://www.arkadia.com/MLSM-T9230/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID:

bvi78752

