



## 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 271,569.64

### Localização

Country:	França
State/Region/Province:	Nouvelle-Aquitaine
Cidade:	Soumensac
Adicionado:	16/09/2025

#### Informação adicional:

Set in a peaceful location just 10 minutes from Eymet and 15 minutes from Duras, this attractive family home combines space, character and excellent energy efficiency, all within easy reach of some of the region's most sought-after villages. On the ground floor, a bright 30 m<sup>2</sup> kitchen-dining room opens into a generous 35 m<sup>2</sup> living room. Two double bedrooms are also on this level, one of which benefits from a dressing room and private bathroom. A separate WC, pantry, laundry and technical room complete the layout. Upstairs, two further bedrooms share a shower room with WC and enjoy access to a charming balcony with open views across the countryside. The property sits on 1,600 m<sup>2</sup> of enclosed gardens, planted with fruit trees including pear, plum, cherry, peach, grape and blackberry. Outdoor living is a real highlight, with a 9m x 4m in-ground swimming pool, sunny terrace complete with barbecue, and a shaded pergola. A large hangar provides ample space for several vehicles or storage. This is a home designed with comfort in mind. Heating is supplied by a modern heat pump, with the option of switching to an oil-fired boiler if preferred. A thermodynamic water heater, double glazing, solar-powered shutters, all add to its efficiency. Twelve solar panels installed in 2024 further enhance its performance. Ready to move straight into, the property would make a welcoming main residence or a low-maintenance second home, offering generous accommodation in a delightful setting. Rarely does a house of this quality, with such an impressive B energy rating, come to market – blending the charm of rural living with the convenience of nearby village life. Price including agency fees :235.400€ Price excluding agency fees :220.000€ Buyer commission, tax included: 7%

### Comum

Quartos de dormir:	4
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Banheiro: 2  
Pés quadrados acabados: 173 m<sup>2</sup>  
Tamanho do lote: 1682 m<sup>2</sup>

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Informação adicional

URL do site: [http://www.arkadia.com/MLSM-T10548/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T10548/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: bvi82826

