



## listing



### Информация об агенте

|                    |  |
|--------------------|--|
| Название:          | ArKadia  |
| Название компании: |  |
| Страна:            | Великобритания   |
| Телефон:           |  |
| Languages:         | Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish |

### Детали объявления

|               |                |
|---------------|----------------|
| Недвижимость: | На продажу     |
| Цена:         | USD 586,978.04 |

### Местоположение

|            |                    |
|------------|--------------------|
| Страна:    | Франция            |
| Область:   | Nouvelle-Aquitaine |
| Город:     | Mirambeau          |
| Добавлено: | 26.08.2025         |
| Описание:  |                    |

This gem of a property is set in a small quiet hamlet around half an hour from the coast, a short drive from the village of Semoussac and just 20 minutes from Jonzac and only an hour to Bordeaux. With a swimming pool, guesthouse (with possible income) and a good sized piece of land, what's not to love?! The ground floor of the main house boasts a light and airy living space comprising of a spacious entrance hall, lounge, dining room and kitchen which opens onto a veranda of 22.5m<sup>2</sup>, with a wood burner. Also on the ground floor there is a kitchenette/store, bedroom with a shower and sink, a bathroom and 2 separate W.C.s. On the first floor there are 3 good sized bedrooms, with the principal bedroom boasting its own dressing room, bathroom and lavatory. There is a further small room currently being used as a small bedroom, as well as a shower room with lavatory and a good size storage area. The attached independent guesthouse sleeps 2 to 4 people and will be sold furnished (subject to conditons). The ground floor comprises of an entrance hall, kitchen/diner, living room with wood burner, bathroom and separate W.C. On the first floor there are 2 bedrooms, one of which is air conditioned. There is also a fabulous independent veranda of nearly 30m<sup>2</sup>, with a wood burning stove. Possible gite business (subject to necessary permissions). This wonderful property sits in 4333m<sup>2</sup> of land, with an 11m x 5m swimming pool and a 40m<sup>2</sup> garage. There is also an electric vehicle charging point. Price including agency fees : €508 800 Price excluding agency fees : €480 000 Buyer commission included: 6%

### Общие

|                 |          |
|-----------------|----------|
| Спальни:        | 6        |
| Ванные комнаты: | 4        |
| Готовые кв.м.:  | 286 кв м |



Площадь участка: 4333 кв м

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Дополнительная информация

URL вебсайта: [http://www.arkadia.com/MLSM-T5870/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T5870/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: bvi70763

