



## 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:	EUR 267,500

### Местоположение

Страна:	Франция
Область:	Nouvelle-Aquitaine
Город:	Nere
Добавлено:	26.08.2025
Описание:	

This property has been entirely renovated to create a spacious home with four bedrooms and two attached cottages (possible gite business - subject to necessary permissions). In a quiet hamlet, a long drive leads through the front garden to a courtyard - you pass in front of the two guest cottages to access the house.

**HOUSE** The 24m<sup>2</sup> fitted kitchen has a wooden floor and log burning stove - to the rear a doorway opens to the utility / boiler room and beyond this a spacious living room (38m<sup>2</sup>) with wooden floor, fireplace, mezzanine and access to the rear garden. There is also a store room. A staircase from the kitchen leads up to a landing that gives access to a large bathroom and three bedrooms. A door from the kitchen opens into the dining room with wooden floor and inset fireplace (this also has a separate shower room with WC). A door from here opens to the large sitting room (40m<sup>2</sup>) with fireplace, wooden floor and stairs up to the master bedroom (30m<sup>2</sup>) and separate bathroom with WC, shower and whirlpool bath. 1 BED

**COTTAGE** The front door opens into a living room with kitchen / dining area and a staircase rises to the bedroom with en-suite shower room with WC. 2 BED

**COTTAGE** The front door opens into a living room with wood burning stove and a kitchen / dining area. Stairs lead up to a landing that serves the two bedrooms and a shower room with WC.

**OUTBUILDINGS** In front of the property is a potting shed, workshop, large open barn, garage and a tool shed.

**GROUNDS** The house sits in the middle of the plot with a large garden to the front leading down the side to a rear garden that, with relevant permissions, would be the ideal place for a pool. Price including agency fees : 267.500 € Price excluding agency fees : 250.000 € Buyer commission, tax included: 7%

### Общие

Спальни:	7
----------	---



Ванные комнаты: 4  
Готовые кв.м.: 365 кв м  
Площадь участка: 4282 кв м

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Дополнительная информация

URL вебсайта: [http://www.arkadia.com/MLSM-T6322/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T6322/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: bvi72509

