



## Demeure en pierre avec vue Dordogne



### 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 584,397.07

### Местоположение

Страна:	Франция
Область:	Nouvelle-Aquitaine
Город:	Castillon-la-Bataille
Почтовый индекс:	33350
Добавлено:	01.04.2026

#### Описание:

Just a few steps from the Dordogne River and 15 minutes from Saint-Émilion, this stone property set against the medieval ramparts stands out for its authenticity and potential.

Daily life is easy here: shops, schools and services are all within walking distance.

The main house offers generous, light-filled volumes with real character. Spacious rooms, four bedrooms and a terrace overlooking the river create a comfortable setting, ready to welcome a renovation project tailored to your needs.

A second, independent 90 m<sup>2</sup> dwelling completes the property and is ideal for hosting family, creating a workspace or developing a charming rental opportunity.

Beneath the house, an impressive 250 m<sup>2</sup> basement provides rare flexibility: garage, workshop, storage or leisure space.

The enclosed, tree-lined garden with two separate entrances surrounds the home with a peaceful atmosphere.

An authentic property, immediately habitable, and ready to become a truly characterful residence.

Построен:	1900
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## Общие

Спальни:	6
Ванные комнаты:	2
Готовые кв.м.:	343 кв м
Площадь участка:	2200 кв м

## Room details

Total rooms:	10
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## Energy efficiency

Energy Use (kWh/m <sup>2</sup> /year):	151
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## Lease terms

Date Available:

## Дополнительная информация

URL вебсайта:	<a href="http://www.arkadia.com/AGHX-T691708/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/AGHX-T691708/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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## Contact information

IMLIX ID:	1558287
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