



# Beautiful village house with independent gîte and 6500m<sup>2</sup> of park

## 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 494,767.67

## Местоположение

Страна:	Франция
Область:	Nouvelle-Aquitaine
Город:	Gestas
Почтовый индекс:	64190
Добавлено:	17.05.2026

### Описание:

A beautiful village stone house, built in 1832, set in 6500m<sup>2</sup> of mature park.

Over two floors, the property offers a total of 218m<sup>2</sup> of habitable surface area, with a main house of 147m<sup>2</sup> approximately and an independent gîte of 71m<sup>2</sup>.

In good condition throughout, the main house offers a living room with wood burning stove, a dining room with open fireplace, a kitchen, three bedrooms, a bathroom with WC and a shower room with WC. The renovation of the gîte was completed earlier in 2025 so is in excellent condition. It offers a large open plan living/dining room/kitchen and a shower room on the ground floor and two bedrooms and a WC on the first floor.

Both dwellings have their own terraces for outdoor dining.

From a technical perspective, the house and apartment are heated by electric radiators and the entire property benefits from double glazing.

The property is south-east facing.

### Rooms:

- \* 3 Bedrooms
- \* 1 Living-room
- \* 1 Kitchen



- \* 1 Laundry room
- \* 1 Dining room
- \* 1 Landing
- \* 1 Bathroom / Lavatory
- \* 1 Shower room / Lavatory
- \* 1 Apartment
- \* 6500 m2 Land

#### Services:

- \* Fireplace
- \* Double glazing
- \* Internet

#### Nearby:

- \* Airport
- \* Town centre
- \* Movies
- \* Shops
- \* Middle school
- \* Golf
- \* Hospital/clinic
- \* Doctor
- \* Beach
- \* Supermarket
- \* Tennis

Состояние: Reformed

#### Общие

Спальни: 3  
Ванные комнаты: 2  
Готовые кв.м.: 218 кв м  
Площадь участка: 6500 кв м

#### Utility details

Heating Fuel: Electric

#### Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 350

#### Lease terms

Date Available:

#### Дополнительная информация



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**Contact information**

IMLIX ID:

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