



## listing



### Emlakçı Bilgisi

İsim:	ArKadia
Şirket Adı:	
Ülke:	United Kingdom
Telefon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 210,541.46

### Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Nouvelle-Aquitaine
Şehir/İlçe:	Germignac
Yayınlandı:	03.02.2026

### Açıklama:

This 3 bedroom traditional stone house is located in a village just south of the vibrant town of Cognac. The house is connected to mains drainage, is fully double glazed with gas central heating and boasts an energy rating of D. The ground floor living accommodation comprises of an open plan living-dining room of 31m<sup>2</sup>, which has access to another 18.4m<sup>2</sup> space which could easily be transformed into a home office space for teleworking or an additional ground floor bedroom. There is a cosy separate kitchen dining area with open fireplace, which gives access to the large attached garage and old swimming pool area which could be restored to its former glory or transformed into a pretty sun terrace. The first floor has 2 double bedrooms and a single bedroom, as well as a family bathroom. To the rear of the property, there is a good sized enclosed garden aswell as a second small barn which gives access to the level above the garage which is an open boarded space of approximately 60m<sup>2</sup>. The garage and loft space could be converted to further accommodation, subject to necessary permissions. This property, whilst needing a little refreshing is a super opportunity with huge potential and has plenty of charm. Contact us today to view it and see for yourself. Price including agency fees : 182 500 € Price excluding agency fees : 169 139 € Buyer commission, tax included: 7.9%

### Genel Bilgiler

Yatak odası:	3
Banyo:	1
Bitmiş metrekare:	99 m2
Arazi Büyüklüğü:	875 m2

### Building details



# IMLIX

**IMLIX Gayrimenkul Pazarı**

<https://www.imlix.com/tr/>

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Outdoor Amenities:

Pool

## **Lease terms**

Date Available:

## **Ek Bilgiler**

Web Sitesi URL'si:

[http://www.arkadia.com/MLSM-T11142/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T11142/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID:

bvi84132

