



## Beautiful country house with guest house and barn



### Information de l'agent

Nom:	ArKadia
Nom de compagnie:	
Pays:	Royaume-Uni
Téléphone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 344,500

### Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Cancon
Indicatif régional:	47290
Soumis:	24/10/2024

### Description:

BEAUX VILLAGES IMMOBILIER invites you to discover this unique property ensemble, which includes a single-storey house, a dovecote, a guest house and a barn.

The main house offers a spacious living environment with 4 bedrooms, a study, two entrances, a shower room, a bathroom with a shower, a kitchen and a large, light-filled living room that opens onto the garden.

The dovecote has been converted into a relaxation area and could also accommodate your guests.

Outside, an independent guest house, complete with a bedroom, shower room, kitchen, and mezzanine, presents an interesting rental potential (possible gite business - subject to necessary approvals).

A large barn with climbing walls adds the final touch to this ensemble.

The garden, beautifully landscaped with flowers and trees, is set in a peaceful rural environment. Additionally, photovoltaic panels and a pellet stove make this property an economically attractive option.

A visit is not to be missed!

Price including agency fees : 344 500 €



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Price excluding agency fees : 325 000 €  
Buyer commission, tax included: 6%

## Commun

Chambres: 5  
Salle de bains: 3  
Pied carré fini: 193 m<sup>2</sup>  
Dimensions du lot: 6285 m<sup>2</sup>

## Energy efficiency

Consommation énergétique  
(kWh/m<sup>2</sup>/an): 217

## Building details

Parking: Oui

## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web: [http://www.arkadia.com/PFYR-T198557/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/PFYR-T198557/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 1634-bvi77570

