



## listing



### Agent Info

Name: ArKadia  
 Company Name:  
 Country: United Kingdom  
 Phone:  
 Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
 Price: EUR 404,300

#### Location

Country: France  
 State/Region/Province: Nouvelle-Aquitaine  
 City: Sainte-Foy-la-Grande  
 Posted: Oct 24, 2024

#### Description:

At the end of an alley, on the edge of the vineyards, lies this charming character property. The ground floor consists of an open plan kitchen/living room, a dining room, two double ensuite bedrooms, a third bedroom, a shower room with wc, a study, a cellar and a laundry room. On the first floor there is a mezzanine, another ensuite double bedroom, a study and an attic. The bonus of this house : A balneo with indoor pool, spa, sauna, hammam, shower and toilet. The layout of the house and several independent entrances make it possible to have a bed and breakfast activity. (A large amount of furniture is also included in the sale for a B&B activity) A workshop and an outdoor salt water swimming pool on a lovely wooded plot of land complete this property. Close to Sainte-Foy-La-Grande and only 20 minutes from Bergerac, this property is a great opportunity for a family home, a second home or for a rental project.

#### Common

Bedrooms: 4  
 Bathrooms: 4  
 Finished sq. ft.: 313 sq m  
 Lot Size: 3495 sq m

#### Building details

Outdoor Amenities: Pool

#### Lease terms



Date Available:

### **Additional information**

Website URL: [http://www.arkadia.com/MLSM-T7648/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T7648/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### **Contact information**

IMLIX ID: bvi68448

