



## 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 344,500

#### Location

Country: France  
 State/Region/Province: Nouvelle-Aquitaine  
 City: Cancon  
 Posted: Oct 24, 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 € Price excluding agency fees : 325 000 € Buyer commission, tax included: 6%

#### Common

Bedrooms: 5  
 Bathrooms: 3  
 Finished sq. ft.: 193 sq m  
 Lot Size: 6285 sq m

#### Building details

Outdoor Amenities: Pool



## **Lease terms**

Date Available:

## **Additional information**

Website URL: [http://www.arkadia.com/MLSM-T8559/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T8559/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID: bvi77570

