



## Beautiful country house with guest house and barn



### 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  
ZIP code: 47290  
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

## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 217

## Building details

Parking: Yes

## Lease terms

Date Available:

## Additional information

Website URL: [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

