



## listing



### Agenten-Info

Name:	ArKadia
Name der Firma:	
Land:	Vereinigtes Königreich
Telefon:	
Sprachen:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 306,438.96

### Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Montguyon
Veröffentlicht:	12.05.2025

### Beschreibung:

This modern house, built in 2004, is situated close to the thriving town of Montguyon and all its amenities. Located only 45 minutes from Bordeaux and only a short walk into the town itself, you can enjoy the peace and quiet without being too far away from everything you need. Set within grounds of just under 3000m<sup>2</sup> the house looks out over the surrounding Charente-Maritime countryside, which you can enjoy from its beautiful shaded terrace. The house is all on one level and has been well designed with a practical and well thought out floorplan. There is an open plan living dining room of approximately 40m<sup>2</sup> which has double doors which open onto the terrace. Leading from the living area, there is a separate, good sized, fully equipped kitchen, with integrated appliances, which looks out onto the garden and would be big enough to use as a kitchen diner. Along the hallway there are 3 good sized bedrooms, a studio/bedroom, an office, a family bathroom with WC, a shower room and a separate WC. A laundry room gives access to the attached 15m<sup>2</sup> garage so you have plenty of storage space. There is a well cared for above ground pool and manicured garden, as well as a large, well concealed shed within the grounds. The property is in excellent condition and has been both a second home and a full time home to the current owners, since it was built. This house is a lot bigger than it appears from the outside and offers fantastic value for money. So whether your looking for a place to live or the perfect 'lock-up and leave' this ticks all the boxes and has worked well as both for the current owners. So why not contact us today for a viewing, as although it looks good value for money on the details, it's even better in person! Price including agency fees : 265 360 € Price excluding agency fees : 248 000 € Buyer commission, tax included: 7%

### Allgemein



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Schlafzimmer:	4
Badezimmer:	2
Fertige m <sup>2</sup> :	132 m <sup>2</sup>
Grundstücksgröße:	2711 m <sup>2</sup>

## Gebäudedetails

Außen-Ausstattung:	Pool
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## Mietbedingungen

Verfügbar ab:

## Zusätzliche Informationen

URL der Website:	<a href="http://www.arkadia.com/MLSM-T8342/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/MLSM-T8342/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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## Kontaktinformation

IMLIX ID:	bvi75985
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