



## Maison de plain-pied



### 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 315,508.15 |

### Standort

|                       |                     |
|-----------------------|---------------------|
| Land:                 | Frankreich          |
| Staat/Region/Provinz: | Nouvelle-Aquitaine  |
| Stadt:                | Mouthiers-sur-Boème |
| Postleitzahl:         | 16440               |
| Veröffentlicht:       | 29.05.2025          |

### Beschreibung:

Discover this stunning single-story home located in a quiet and sought-after residential area of Mouthiers-sur-Boème, just 12 minutes from the center of Angoulême. You'll enjoy a peaceful living environment while being within immediate proximity to the village's amenities.

From the entrance, you'll be charmed by the spacious 48 m<sup>2</sup> living/dining room, filled with natural light thanks to its cross-facing openings. This beautiful space, featuring a stone fireplace, opens directly onto a terrace and a large swimming pool, perfect for relaxing moments.

The house offers 4 bright bedrooms, a functional bathroom, and a separate toilet. The fully equipped kitchen (ovens, dishwasher, induction cooktop, hood, refrigerator/freezer) is complemented by a veranda.

Central oil heating, reversible air conditioning in the living area, and recently installed double-glazed windows ensure comfort and energy efficiency.

Outside, you'll enjoy a large, beautifully landscaped garden, perfect for nature lovers. The terrace and pool seamlessly enhance this inviting space.

This home combines comfort, practicality, and charm to meet all your expectations. An opportunity not to be missed!

|         |      |
|---------|------|
| Gebaut: | 1980 |
|---------|------|



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## Allgemein

|                          |                     |
|--------------------------|---------------------|
| Schlafzimmer:            | 4                   |
| Badezimmer:              | 1                   |
| Fertige m <sup>2</sup> : | 152 m <sup>2</sup>  |
| Grundstücksgröße:        | 2910 m <sup>2</sup> |

## Zimmerdetails

|                   |                |
|-------------------|----------------|
| Zimmer insgesamt: | 5              |
| Innenausstattung: | Fitted kitchen |

## Energieeffizienz

|                                              |     |
|----------------------------------------------|-----|
| Energieverbrauch in kWh/(m <sup>2</sup> ·a): | 180 |
|----------------------------------------------|-----|

## Gebäudedetails

|                    |      |
|--------------------|------|
| Parkplatz:         | Ja   |
| Außen-Ausstattung: | Pool |

## Mietbedingungen

Verfügbar ab:

## Zusätzliche Informationen

|                  |                                                                                                                                                                                                                               |
|------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| URL der Website: | <a href="http://www.arkadia.com/AGHX-T642100/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/AGHX-T642100/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a> |
|------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

## Kontaktinformation

|           |         |
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| IMLIX ID: | 1475534 |
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