



## Propriété familiale de caractère – 135 m<sup>2</sup> – Parc arboré de 3437 m<sup>2</sup>



### 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 202,405.29

### Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Vouneuil-sur-Vienne
Postleitzahl:	86210
Veröffentlicht:	24.02.2026

### Beschreibung:

Located in Vouneuil-sur-Vienne, just 10 minutes from Châtelleraut, this beautiful property enjoys a green and peaceful environment while remaining close to amenities: shops, schools and transport are easily accessible for a simplified daily life.

Set on magnificent landscaped grounds of 3,437 m<sup>2</sup>, the house charms from the outside with its well-kept grounds and serene atmosphere. You will enjoy a large terrace ideal for sunny days, a garden richly planted with trees, a well, a decorative pond and plenty of parking space. A double garage and an electric gate complete these high-quality features.

With a living area of 135 m<sup>2</sup>, the house offers generous volumes and a functional layout:

On the ground floor: a cosy dining room with a fireplace, a separate living room also equipped with a fireplace, a fitted and equipped kitchen, three bedrooms with cupboards, a pantry, a shower room and a separate WC.

In the basement: two large garages, a boiler room, a cellar, a utility room, a shower room with WC and a heated room offering multiple possibilities (office, games room, spare bedroom, etc.).

Built in 1967, the house has recent, high-performance fixtures and fittings: double glazing, electric roller



shutters, new air/water heat pump, oil-fired boiler and recent mini sewage treatment plant compliant with current standards.

The attic, with its traditional roof structure, offers great potential for conversion: you could create up to two additional bedrooms, a master suite or a leisure area, depending on your requirements.

This rare property in the area will appeal to families looking for space, comfort and tranquillity, while remaining close to major roads and amenities.

A privileged living environment to be discovered without delay.

Gebaut: 1967

## Allgemein

Schlafzimmer: 3  
Badezimmer: 1  
Fertige m<sup>2</sup>: 135 m<sup>2</sup>  
Grundstücksgröße: 3437 m<sup>2</sup>

## Zimmerdetails

Zimmer insgesamt: 5

## Energieeffizienz

Energieverbrauch in kWh/(m<sup>2</sup>·a): 194

## Gebäudedetails

Parkplatz: Ja

## Mietbedingungen

Verfügbar ab:

## Zusätzliche Informationen

URL der Website: [http://www.arkadia.com/FFPA-T95398/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/FFPA-T95398/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Kontaktinformation

IMLIX ID: 198941

