

# Character house with 4 bedrooms, garage and workshop, you can walk to the bakery



## Στοιχεία μεσίτη

Όνομα:	ArKadia
Όνομα εταιρείας:	
Χώρα:	United Kingdom
Τηλέφωνο:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

## Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 308,421.18

## Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Salles-Lavalette
Ταχυδρομικός κωδικός:	16190
Δημοσιεύθηκε:	14/06/2023

## Περιγραφή:

### Summary

Character house situated in a quiet location, there is a garden, garage/workshop and a studio.

This stone house is situated on the outskirts of the village, you can walk to the bakery and restaurant. The house is 170m<sup>2</sup>, there is central heating provided by a heat exchanger and wood burners. The roof is good, the garden is 1400m<sup>2</sup> and totally enclosed, there is room for a pool and a vegetable patch, there are many fruit trees. There is an entrance hall, lounge with wood burner, kitchen with stone fireplace and wood burner, doors to a veranda. There is a downstairs WC. The impressive staircase leads to a landing, master bedroom with bathroom, and two further bedrooms, the staircase leads to an attic bedroom and shower room, WC. The studio is currently a yoga hall, there is another room with water and electricity, so this building could be transformed into a small gite (70m<sup>2</sup>). The garage is 80m<sup>2</sup> and there is a mezzanine. This is a lovely 4-bedroom stone house situated in a quiet hamlet of 3 houses.

Please email for more information, photos and videos.

## Κουά

Κρεβατοκάμαρες:	4
Μπάνια:	2
Τελειωμένα τετραγωνικά	170 τ.μ
πόδια:	

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Μέγεθος αυλής: 1440 τ.μ

**Energy efficiency**  
Energy Use (kWh/m<sup>2</sup>/year): 201

### Building details

Parking: Ναι  
Number of Garages: 1

### Lease terms

Date Available:

### Επιπλέον πληροφορίες

Link: [http://www.arkadia.com/PFYR-T152854/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/PFYR-T152854/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

IMLIX ID: 1687-pi22680

