



## Village house with garage



### 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 149,024.92

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Matha
Ταχυδρομικός κωδικός:	17160
Δημοσιεύθηκε:	19/07/2024

### Περιγραφή:

You are looking for the Charentais type with exposed beams, then, I offer you near Matha sector of Gourvillette, village house of 117 m<sup>2</sup> with attached garage of 80 m<sup>2</sup> with a courtyard in a quiet village located 8-10 minutes from Matha with all shops on a plot of 305 m<sup>2</sup>. Not far from the house you have land of 710 m<sup>2</sup> to make a larger vegetable garden or something else. This offers you: an entrance opening onto a living room of 24.50 m<sup>2</sup> with an unequipped kitchen area with a fireplace, a toilet, a living/dining room of 34 m<sup>2</sup> with a very beautiful stone fireplace, a corridor serving a bathroom with a shower and a sink, Upstairs: a large landing of 11.77 m<sup>2</sup> serving 3 spacious bedrooms (15.07 m<sup>2</sup>, 11.97 m<sup>2</sup>, 16.60 m<sup>2</sup>). In one of the bedrooms an extension conversion may be considered (to be seen on site). For the technical side: all the lower openings are made of wood and overglazed with two windows which have solar roller shutters, upstairs two windows are double glazed and PVC in one of the bedrooms, sanitation by non-compliant watertight pit, property tax 440?, a garage of 80 m<sup>2</sup> which can be used as an extension of the house. Paintings have recently been redone to provide more volume and clarity. For its exterior: a courtyard of 110 m<sup>2</sup> with an extension to a wooded area with vegetable garden area and small roof for storage. Very charming house where you will find beautiful spacious rooms which will allow you to improve it according to your desires. For more information, do not hesitate to contact me on 06 50 42 11 06. To see very quickly, see you very soon for a visit. Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

Κατάσταση:	Must be reformed
Κατασκευάστηκε:	1948



## Κοινά

Κρεβατοκάμαρες:	3
Τελειωμένα τετραγωνικά πόδια:	117 τ.μ
Μέγεθος αυλής:	305 τ.μ

## Room details

Total rooms:	4
--------------	---

## Utility details

Heating Fuel:	Electric
---------------	----------

## Energy efficiency

Energy Use (kWh/m <sup>2</sup> /year):	301
--	-----

## Building details

Parking:	Ναί
Number of Garages:	1
Αριθμός ορόφων:	1

## Lease terms

Date Available:	
-----------------	--

## Επιπλέον πληροφορίες

Link:	<a href="http://www.arkadia.com/GKAD-T68750/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/GKAD-T68750/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
-------	---

## Contact information

IMLIX ID:	388_34906
-----------	-----------

