



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



### 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 203,013.44

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Vouneuil-sur-Vienne
Ταχυδρομικός κωδικός:	86210
Δημοσιεύθηκε:	24/02/2026

#### Περιγραφή:

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.

Κατασκευάστηκε: 1967

## Κοινά

Κρεβατοκάμαρες: 3  
Μπάνια: 1  
Τελειωμένα τετραγωνικά πόδια: 135 τ.μ  
Μέγεθος αυλής: 3437 τ.μ

## Room details

Total rooms: 5

## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 194

## Building details

Parking: Ναί

## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Link: [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)

## Contact information

IMLIX ID: 198941



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