



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



### Information de l'agent

|                   |  |
|-------------------|--|
| Nom:              | ArKadia  |
| Nom de compagnie: |  |
| Pays:             | Royaume-Uni  |
| Téléphone:        |  |
| Langues:          | Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish |

### Détails de l'annonce

|              |                |
|--------------|----------------|
| Propriété à: | Vendre         |
| Prix:        | USD 307,728.19 |

### Location

|                       |                    |
|-----------------------|--------------------|
| Pays:                 | France             |
| État/Région/Province: | Nouvelle-Aquitaine |
| Ville:                | Salles-Lavalette   |
| Indicatif régional:   | 16190              |
| Soumis:               | 14/06/2023         |
| Description:          |                    |

### 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.

### Commun

|                   |                     |
|-------------------|---------------------|
| Chambres:         | 4                   |
| Salle de bains:   | 2                   |
| Pied carré fini:  | 170 m <sup>2</sup>  |
| Dimesions du lot: | 1440 m <sup>2</sup> |



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## Energy efficiency

Consommation énergétique  
(kWh/m<sup>2</sup>/an): 201

## Building details

Parking: Oui  
Number of Garages: 1

## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web: [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

