



## Deceptively spacious house with fabulous views



### Ügynök információ

|            |  |
|------------|--|
| Név:       | ArKadia  |
| Cégnév:    |  |
| Ország:    | United Kingdom   |
| Telefon:   |  |
| Languages: | Dutch, English, French,<br>German, Italian, Polish,<br>Portuguese, Romanian,<br>Russian, Spanish,<br>Swedish |

### Hirdetés részletei

|           |                |
|-----------|----------------|
| Ingatlan: | Eladó          |
| Ár:       | USD 317,829.96 |

### Elhelyezkedés

|                        |                    |
|------------------------|--------------------|
| Ország:                | France             |
| Állam/Régió/Tartomány: | Nouvelle-Aquitaine |
| Város:                 | Montguyon          |
| Irányítószám:          | 17270              |
| Feladta:               | 2024. 10. 24.      |
| Leírás:                |                    |

This modern house, built in 2004, is situated close to the thriving town of Montguyon and all its amenities. Located only 45 minutes from Bordeaux and only a short walk into the town itself, you can enjoy the peace and quiet without being too far away from everything you need. Set within grounds of just under 3000m<sup>2</sup> the house looks out over the surrounding Charente-Maritime countryside, which you can enjoy from its beautiful shaded terrace.

The house is all on one level and has been well designed with a practical and well thought out floorplan. There is an open plan living dining room of approximately 40m<sup>2</sup> which has double doors which open onto the terrace. Leading from the living area, there is a separate, good sized, fully equipped kitchen, with integrated appliances, which looks out onto the garden and would be big enough to use as a kitchen diner. Along the hallway there are 3 good sized bedrooms, a studio/bedroom, an office, a family bathroom with WC, a shower room and a separate WC. A laundry room gives access to the attached 15m<sup>2</sup> garage so you have plenty of storage space. There is a well cared for above ground pool and manicured garden, as well as a large, well concealed shed within the grounds.

The property is in excellent condition and has been both a second home and a full time home to the current owners, since it was built. This house is a lot bigger than it appears from the outside and offers fantastic value for money. So whether your looking for a place to live or the perfect 'lock-up and leave' this ticks all the boxes and has worked well as both for the current owners. So why not contact us today for a viewing, as although it looks good value for money on the details, it's even better in person!



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Price including agency fees : 274 000 €

Price excluding agency fees : 256 075 €

Buyer commission, tax included: 7%

## Gyakori

|                    |         |
|--------------------|---------|
| Hálósobák:         | 4       |
| Fürdőszobák:       | 2       |
| Kész négyzetméter: | 132 nm  |
| Telekméret:        | 2711 nm |

## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 191

## Lease terms

Date Available:

## További információ

Weboldal URL: [http://www.arkadia.com/PFYR-T194581/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/PFYR-T194581/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 1634-bvi75985

