

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



## Ügynök információ

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

## Hirdetés részletei

Ingatlan:	Eladó
Ár:	EUR 262,500

## Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Nouvelle-Aquitaine
Város:	Salles-Lavalette
Irányítószám:	16190
Feladta:	2023. 06. 14.

Leírás:

### 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.

## Gyakori

Hálószobák:	4
Fürdőszobák:	2
Kész négyzetméter:	170 nm
Telekméret:	1440 nm

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

Parking: Yes

Number of Garages: 1

**Lease terms**

Date Available:

**További információ**Weboldal URL: [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

