



## listing



## 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:	USD 271,569.64

## Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Nouvelle-Aquitaine
Város:	Soumensac
Feladta:	2025. 09. 16.

## Leírás:

Set in a peaceful location just 10 minutes from Eymet and 15 minutes from Duras, this attractive family home combines space, character and excellent energy efficiency, all within easy reach of some of the region's most sought-after villages. On the ground floor, a bright 30 m<sup>2</sup> kitchen-dining room opens into a generous 35 m<sup>2</sup> living room. Two double bedrooms are also on this level, one of which benefits from a dressing room and private bathroom. A separate WC, pantry, laundry and technical room complete the layout. Upstairs, two further bedrooms share a shower room with WC and enjoy access to a charming balcony with open views across the countryside. The property sits on 1,600 m<sup>2</sup> of enclosed gardens, planted with fruit trees including pear, plum, cherry, peach, grape and blackberry. Outdoor living is a real highlight, with a 9m x 4m in-ground swimming pool, sunny terrace complete with barbecue, and a shaded pergola. A large hangar provides ample space for several vehicles or storage. This is a home designed with comfort in mind. Heating is supplied by a modern heat pump, with the option of switching to an oil-fired boiler if preferred. A thermodynamic water heater, double glazing, solar-powered shutters, all add to its efficiency. Twelve solar panels installed in 2024 further enhance its performance. Ready to move straight into, the property would make a welcoming main residence or a low-maintenance second home, offering generous accommodation in a delightful setting. Rarely does a house of this quality, with such an impressive B energy rating, come to market – blending the charm of rural living with the convenience of nearby village life. Price including agency fees :235.400€ Price excluding agency fees :220.000€ Buyer commission, tax included: 7%

## Gyakori

Hálószobák:	4
Fürdőszobák:	2



Kész négyzetméter: 173 nm  
Telekméret: 1682 nm

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## További információ

Weboldal URL: [http://www.arkadia.com/MLSM-T10548/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T10548/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: bvi82826

