



## 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 351,806.12

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Nouvelle-Aquitaine
Város:	Loulay
Feladta:	2025. 10. 14.

### Leírás:

At the end of a lane, accessed by a long private driveway, you will find this beautiful group of stone houses, typical of the Charente region and the period. The main house, formerly a large house, has been divided into two but could be returned to one large dwelling (subject to necessary permissions). The first, partially renovated, offers a large living space on the ground floor with a modern kitchen, dining room, lounge and office area. The main entrance leads to the first floor with two bedrooms, a bathroom, toilet and a bright master suite with dressing room and shower room. The second part needs refreshing and comprises a dining room/kitchen, shower room and living room on the ground floor, and two beautiful bedrooms and a shower room with toilet on the first floor. Attached is a third small dwelling is currently rented furnished on a yearly basis (1 year rental agreement), comprising a kitchen/dining room, living room, boiler room/laundry room/shower room, a bedroom and dressing room. In addition, there is a fourth ground floor dwelling in need of renovation, comprising a living room with kitchen, a bedroom and shower room. Already offering plenty of opportunities and potential, there are also outbuildings, a covered terrace, a beautiful barn, a garage, some small stone pigsheds etc, all on a plot of approximately 3,400m<sup>2</sup>. Located in a peaceful hamlet not far from shops and the Saint Jean d'Angely/Niort/La Rochelle road, it is ideal as a family home, multi-generational home, or a seasonal rental project (subject to the required authorisations). A must-see! Price including agency fees : 304 950 € Price excluding agency fees : 285 000 € Buyer commission, tax included: 7%

### Gyakori

Hálósobák:	7
Fürdőszobák:	6
Kész négyzetméter:	315 nm



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<https://www.imlix.com/hu/>

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Telekméret: 3463 nm

## **Building details**

Outdoor Amenities: Pool

## **Lease terms**

Date Available:

## **További információ**

Weboldal URL: [http://www.arkadia.com/MLSM-T9967/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T9967/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID: bvi81096

