



## Propriété familiale de caractère – 135 m<sup>2</sup> – Parc arboré de 1 213 m<sup>2</sup>



### 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 197,146 |

### Elhelyezkedés

|                        |                     |
|------------------------|---------------------|
| Ország:                | France              |
| Állam/Régió/Tartomány: | Nouvelle-Aquitaine  |
| Város:                 | Vouneuil-sur-Vienne |
| Irányítószám:          | 86210               |
| Feladta:               | 2025. 10. 25.       |

### Leírás:

Located in Vouneuil-sur-Vienne, 10 minutes from Châtellerault, this property is surrounded by wooded grounds offering a peaceful living environment, with green spaces nearby.

Close to local amenities, it offers easy access to shops, schools and public transport, making everyday life easier for its residents.

Set on magnificent landscaped grounds of 1,213 m<sup>2</sup>, this property charms from the outside with its peaceful and well-kept atmosphere. You will enjoy a spacious terrace, ideal for savouring beautiful sunny days. The garden, richly planted with trees, also features a well, a decorative pond and numerous parking spaces, all secured by an electric gate.

This 135 m<sup>2</sup> house has a spacious and functional interior and offers a comfortable layout. On the ground floor, there is a cosy dining room with a fireplace, a separate living room also with a fireplace, a fitted kitchen, 3 bedrooms with cupboards, a pantry, a shower room and a separate WC. The basement has two large garages, a boiler room, a cellar, a utility room, a shower room with WC and a heated room.

The house is equipped with double glazing, electric shutters, a new air-to-water heat pump, an oil-fired boiler and a very recent sewage system (mini-station) that complies with current standards. These features add comfort and efficiency to the home and are also assets for this property built in 1967.

The attic, with its traditional roof structure, offers the possibility of converting up to two additional



bedrooms, a master suite or a leisure area.

This rare property will appeal to families looking for space and tranquillity, while remaining close to amenities and major roads.

A privileged living environment to be discovered without delay.

Built: 1967

## Gyakori

Hálósobák: 3  
Fürdőszobák: 1  
Kész négyzetméter: 135 nm  
Telekméret: 1213 nm

## Room details

Total rooms: 5

## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 194

## Building details

Parking: Yes

## Lease terms

Date Available:

## További információ

Weboldal URL: [http://www.arkadia.com/FFPA-T91765/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/FFPA-T91765/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 193473

