



## Charmantes Doppelhaus mit Charakter 6 Schlafzimmer



### Informazioni sull'Agente

Nome: ArKadia  
Nome della ditta:  
Nazione: United Kingdom  
Telefono:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Dettagli dell'inserzione

Proprietà per: Saldi  
Prezzo: USD 289,664.52

### Posizione

Nazione: France  
Stato / Regione / Provincia: Nouvelle-Aquitaine  
Città: Montazeau  
Cap: 24230  
Pubblicato: 26/06/2024  
Descrizione:

A charming 6 bedroom semi-detached stone character house, nestled in beautiful countryside and serene surroundings. This move-in ready property is the ideal family home or simply the holiday home of your dreams. Retaining all original features, this property can be used as a large family home or divided into two housing units. This beautiful house includes 6 bedrooms, 4 bathrooms, a large bright living room with direct access to the terrace and cathedral ceilings, 2 kitchens, a large dining room with a pallet stove, a mezzanine overlooking the living room and a large office space. The property has 2 septic tanks and double glazing. The property is just 12km from the bastide town of St Foy La Grande with its famous Saturday market and all amenities including schools, sports centres, supermarkets, restaurants and the train station with direct links to Bordeaux. Bergerac is 30 minutes away and Bordeaux is an hour away. The property has a living area of 245 m2: Ground Floor: \* Kitchen 1 - 28 m2 with insert \* Dining room - 26 m2 - with wood pellet stove \* Living room - 38 m2 - with cathedral ceiling and direct access to the terrace \* Bedroom 1 - 13 m2 \* Bedroom 2 - 10 m2 \* Bedroom 3 - 10 m2 \* Bathroom 1 - 3 m2 - shower, sink, toilet \* Kitchen 2/laundry - 13 m2 1st floor: \* Landing/mezzanine - 16 m2 \* Bedroom 4 - 12 m2 - with en-suite bathroom 2 \* Bathroom 2 - 3 m2 - shower, toilet, sink \* Bedroom 5 - 13 m2 \* Bathroom 3 - 6 m2 - bath, toilet, sink \* Office - 27 m2 \* Bedroom 6 - 25 m2 \* Bathroom 4 - 5.5 m2 - shower, toilet, sink, \* Workshop/storage - 9 m2 TECHNICAL INFORMATION: \* Electric radiators and wood pellet stove. \* Double glazed windows and doors \* Terrace \* Septic tank x 2 \* Roof - good condition \* Well Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)



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## Comune

Camere da letto:	6
Bagni:	4
Finito piedi quadrati:	245 mq
Dimensione del lotto:	3758 mq

## Room details

Total rooms:	10
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## Utility details

Heating Fuel:	Electric
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## Energy efficiency

Energy Use (kWh/m <sup>2</sup> /year):	141
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## Lease terms

Date Available:	
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## Informazioni aggiuntive

URL del sito:	<a href="http://www.arkadia.com/GKAD-T68359/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/GKAD-T68359/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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## Contact information

IMLIX ID:	524_34375
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