



Lédats sector, at the end of a quiet dead end, come and discover this beautiful single-storey house of 109.13 m<sup>2</sup> of living space without any work to be planned. The living room of 37.44 m<sup>2</sup> with kitchen open to the living space opens onto a beautiful...



## 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: EUR 299,000

### Posizione

Nazione: France  
Stato / Regione / Provincia: Nouvelle-Aquitaine  
Città: Ledat  
Cap: 47300  
Pubblicato: 26/06/2024

### Descrizione:

Ref. Maison derniere de oite Lédats sector, at the end of a quiet dead end, come and discover this beautiful single-storey house of 109.13 m<sup>2</sup> of living space without any work to be planned. The living room of 37.44 m<sup>2</sup> with kitchen open to the living space opens onto a beautiful covered terrace of 18 m<sup>2</sup>. Then take the hallway to discover a bathroom and four bedrooms. The garden of approximately 1376 m<sup>2</sup> includes a swimming pool of 10 meters by 5, without vis-à-vis. A closed garage completes the outdoor car park located in front of the house. The tranquility of the subdivision and the services of this recent house make it an ideal property for those who wish to take advantage of the calm of the countryside, with all the amenities nearby. PVC double glazing, gas heating, individual sanitation. The risks to which the property is exposed are available at the following address: /

### Comune

Camere da letto: 4  
Bagni: 1  
Finito piedi quadrati: 109 mq



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Dimensione del lotto: 1376 mq

### Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 114

### Building details

Parking: Sì

Number of Garages: 1

### Lease terms

Date Available:

### Informazioni aggiuntive

URL del sito: [http://www.arkadia.com/PFYR-T180140/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/PFYR-T180140/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

IMLIX ID: 1663-maisondernieredeoite

