



## Maison principale + 2 gîtes attenants



### 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 443,092.01

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Montguyon
Cap:	17270
Publicato:	30/03/2026

#### Descrizione:

Located in a quiet hamlet, surrounded by meadows and woodland, this property offers a pleasant natural setting.

Set on a 3,000 m<sup>2</sup> plot, the property features functional outdoor spaces including parking for several vehicles, a double garage, carport, terrace, shaded areas, an above-ground swimming pool, jacuzzi, and a robotic lawn mower.

The living space totals 345 m<sup>2</sup>, divided into three adjoining yet independent houses: a main house of 208 m<sup>2</sup>, a second house of 114 m<sup>2</sup>, and a third of 62 m<sup>2</sup>. In total, the property offers 9 bedrooms, 1 office, 2 living rooms, 3 kitchens, 4 bathrooms, and a laundry room, ensuring comfort and privacy for everyone.

The houses have been renovated while preserving the character of the original building. Mixed wood and electric heating, photovoltaic panels for self-consumption with surplus resale. The property is sold furnished, ready for immediate use.

It is suitable for a large family, a multi-generational living project, or a tourist rental business, with two gîtes ready to operate.

This rare property combines charm, functionality, and rental potential in a peaceful, green environment.

Costruito:	1900
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## Comune

Camere da letto:	9
Bagni:	4
Finito piedi quadrati:	345 mq
Dimensione del lotto:	3068 mq

## Room details

Total rooms:	15
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## Energy efficiency

Energy Use (kWh/m <sup>2</sup> /year):	195
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## Building details

Parking:	Si
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## Lease terms

Date Available:

## Informazioni aggiuntive

URL del sito:	<a href="http://www.arkadia.com/AGHX-T722444/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/AGHX-T722444/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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## Contact information

IMLIX ID:	1630453
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