



## listing



### Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 348,772.11

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Saint-Angeau
Geplaatst:	24-10-2024
Omschrijving:	

Detached 1970s built property, located in a small hamlet five minutes from Saint-Angeau. Surrounded by a large garden plot of over one hectare, with inground swimming pool. On the ground floor level of the house is a light and bright conservatory style sitting room, with separate office space if required. Leading through to living room with fireplace and recently refitted kitchen. On the same level are three bedrooms and one shower room. The garden level of the property has a one bedroom studio style apartment - perfect for visiting friends and family or potential for revenue generation if desired (subject to necessary permissions). There is a large garage and storeroom also located on this level. The house is heated via a recently installed heat exchange unit system, plus the house benefits from a water softener unit also. The pool at the front of the property has a retractable cover and was fitted with new pump and filters in 2023. At the rear of the plot is a separate entrance, plus a paddock field and small wood. Lovely quiet location but close to local amenities, with the larger town of Mansle approx. 10 minute drive and the city of Angoulême (with TGV connection) around 30 minutes - the airports at Poitiers and Limoges approximately an hour away. Price including agency fees : 299.600 € Price excluding agency fees : 280.000 € Buyer commission, tax included: 7 %

### Algemeen

Slaapkamers:	4
Badkamers:	2
Afgewerkte vierkante meter:	155 m <sup>2</sup>
Lot Afmeting:	13676 m <sup>2</sup>

### Building details



# IMLIX

**IMLIX Vastgoedmarkt**  
<https://www.imlix.com/nl/>

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Outdoor Amenities:

Pool

## **Lease terms**

Date Available:

## **Additionele informatie**

Website URL:

[http://www.arkadia.com/MLSM-T8556/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T8556/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID:

bvi72758

