



Deceptively spacious house with fabulous views



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 319,081.57

Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Montguyon
Postcode:	17270
Geplaatst:	24-10-2024
Omschrijving:	

This modern house, built in 2004, is situated close to the thriving town of Montguyon and all its amenities. Located only 45 minutes from Bordeaux and only a short walk into the town itself, you can enjoy the peace and quiet without being too far away from everything you need. Set within grounds of just under 3000m² the house looks out over the surrounding Charente-Maritime countryside, which you can enjoy from its beautiful shaded terrace.

The house is all on one level and has been well designed with a practical and well thought out floorplan. There is an open plan living dining room of approximately 40m² which has double doors which open onto the terrace. Leading from the living area, there is a separate, good sized, fully equipped kitchen, with integrated appliances, which looks out onto the garden and would be big enough to use as a kitchen diner. Along the hallway there are 3 good sized bedrooms, a studio/bedroom, an office, a family bathroom with WC, a shower room and a separate WC. A laundry room gives access to the attached 15m² garage so you have plenty of storage space. There is a well cared for above ground pool and manicured garden, as well as a large, well concealed shed within the grounds.

The property is in excellent condition and has been both a second home and a full time home to the current owners, since it was built. This house is a lot bigger than it appears from the outside and offers fantastic value for money. So whether your looking for a place to live or the perfect 'lock-up and leave' this ticks all the boxes and has worked well as both for the current owners. So why not contact us today for a viewing, as although it looks good value for money on the details, it's even better in person!



Price including agency fees : 274 000 €

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Buyer commission, tax included: 7%

Algemeen

Slaapkamers:	4
Badkamers:	2
Afgewerkte vierkante meter:	132 m ²
Lot Afmeting:	2711 m ²

Energy efficiency

Energy Use (kWh/m ² /year):	191
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Lease terms

Date Available:

Additionele informatie

Website URL:	http://www.arkadia.com/PFYR-T194581/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM
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Contact information

IMLIX ID:	1634-bvi75985
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