



## Character house with 4 bedrooms, garage and workshop, you can walk to the bakery



### 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:	EUR 252,000

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Salles-Lavalette
Postcode:	16190
Geplaatst:	14-06-2023
Omschrijving:	

### Summary

Character house situated in a quiet location, there is a garden, garage/workshop and a studio. This stone house is situated on the outskirts of the village, you can walk to the bakery and restaurant. The house is 170m<sup>2</sup>, there is central heating provided by a heat exchanger and wood burners. The roof is good, the garden is 1400m<sup>2</sup> and totally enclosed, there is room for a pool and a vegetable patch, there are many fruit trees. There is an entrance hall, lounge with wood burner, kitchen with stone fireplace and wood burner, doors to a veranda. There is a downstairs WC. The impressive staircase leads to a landing, master bedroom with bathroom, and two further bedrooms, the staircase leads to an attic bedroom and shower room, WC. The studio is currently a yoga hall, there is another room with water and electricity, so this building could be transformed into a small gite (70m<sup>2</sup>). The garage is 80m<sup>2</sup> and there is a mezzanine. This is a lovely 4-bedroom stone house situated in a quiet hamlet of 3 houses.

Please email for more information, photos and videos.

Estimated annual energy costs for the property between €1,140 and €1,580 per year

Average energy prices indexed as of January 1, 2021 (including subscriptions)

Information on the risks to which this property is exposed is available on the Géorisques website:

DPE D174 GES C11 (2026)

Price including agency fees : 252000 €



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Price excluding agency fees : 240000 €  
Buyer commission, tax included: 5%  
Conditie: Reformed

## Algemeen

Slaapkamers: 4  
Badkamers: 2  
Afgewerkte vierkante meter: 170 m<sup>2</sup>  
Lot Afmeting: 1440 m<sup>2</sup>

## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 174

## Building details

Parking: Ja  
Number of Garages: 1

## Lease terms

Date Available:

## Additionele informatie

Website URL: [http://www.arkadia.com/PFYR-T152854/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/PFYR-T152854/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 1687-pi22680

