



## Character House with 4 bedrooms and 1 bedroom Gîte



### 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 397,812.46

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Le Fleix
Postcode:	24130
Geplaatst:	26-06-2024

### Omschrijving:

Nestled in the countryside but close to the bastide town of St Foy La Grande, one finds this beautiful 4 bedroom 4 bathroom character house with its own 1 bedroom 1 bathroom gite, heated swimming pool, covered terraces, garden and lovely views. This property can be either be a lovely family home with all amenities nearby and schools or a holiday home. This character house is full of charm with beautiful high beamed ceilings, stone walls, a wooden spiral staircase and a lovely bright living room with a wooden stove. The main house has 4 bedrooms and 4 bathrooms, 3 bedrooms on ground floor and 1 bedroom and bathroom upstairs. It also comprises of a large living room, dining room, kitchen and an office. The gite, which can also be converted into a private office from where one can work from home, comprises of a kitchen, living and dining area, 1 bedroom and 1 bathroom with beautiful rear views. It also has a double garage and a 10 x 5 heated swimming pool with electric cover. The liner is only 1 year old. The house is well insulated with double glazed windows and doors, and gas central heating.

The property is close to amenities, 7 kms to the bastide town of St Foy La Grande with its famous Saturday morning open market and all other amenities. Bergerac airport is 30 mins away and Bordeaux just 1 hr away.

The main property has a habitable area of 222 m2:

### Ground Floor:

- \* Hallway - 15 m2
- \* Living room 40 m2 with fire stove
- \* Kitchen 15 m2



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- \* Dining room 13 m2
  - \* Laundry/storage 20 m2
  - \* Bedroom 1 - 11 m2
  - \* Bathroom 1 6 m2 (shower, sink, wc)
  - \* Bedroom 2 - 17 m2
  - \* Bathroom 2 6 m2 (shower, sink, wc)
  - \* Bedroom 3 - 26 m2
  - \* Bathroom 3 7 m2 (shower, sink, wc)
  - \* Office - 14 m2

#### 1st Floor:

- \* Landing - 2 m2
- \* Bedroom 4 - 20 m2
- \* Bathroom 4 10 m2

#### Gite:

- \* Kitchen/dining/living - 29 m2
- \* Bedroom 8 m2
- \* Bathroom 4 m2

#### Outbuildings:

- \* Double garage 34 m2

#### TECHNICAL INFORMATION:

- \* Very good condition\* Gas central heating (buried gas tank), wood burner
- \* Double glazing windows/doors\* Covered terraces
- \* Fosse septic 5 yrs old
- \* Heated swimming pool - 10 x 5, electric cover, liner 1 yr old\* Roof - in good condition\* Private parking area\* 4G mobile reception and fast internet Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

### **Algemeen**

Slaapkamers:	5
Badkamers:	5
Afgewerkte vierkante meter:	262 m <sup>2</sup>
Lot Afmeting:	7362 m <sup>2</sup>

### **Room details**

Total rooms:	9
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### **Utility details**

Heating Fuel:	Gas
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## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 324

## Building details

Number of Garages: 1  
Outdoor Amenities: Pool  
Aantal verdiepingen: 1

## Lease terms

Date Available:

## Additionele informatie

Website URL: [http://www.arkadia.com/GKAD-T67665/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/GKAD-T67665/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 524\_34257

