



Lédats sector, at the end of a quiet dead end, come and discover this beautiful single-storey house of 109.13 m<sup>2</sup> of living space without any work to be planned. The living room of 37.44 m<sup>2</sup> with kitchen open to the living space opens onto a beautiful...



## 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 350,872.94 |

### Locatie

|                             |                    |
|-----------------------------|--------------------|
| Aanbevolen Auto Onderdelen: | France             |
| Staat/Regio/Pronvincie:     | Nouvelle-Aquitaine |
| Plaats:                     | Lédats             |
| Postcode:                   | 47300              |
| Geplaatst:                  | 26-06-2024         |

### Omschrijving:

Ref. Maisondernieredeoite Lédats sector, at the end of a quiet dead end, come and discover this beautiful single-storey house of 109.13 m<sup>2</sup> of living space without any work to be planned. The living room of 37.44 m<sup>2</sup> with kitchen open to the living space opens onto a beautiful covered terrace of 18 m<sup>2</sup>. Then take the hallway to discover a bathroom and four bedrooms. The garden of approximately 1376 m<sup>2</sup> includes a swimming pool of 10 meters by 5, without vis-à-vis. A closed garage completes the outdoor car park located in front of the house. The tranquility of the subdivision and the services of this recent house make it an ideal property for those who wish to take advantage of the calm of the countryside, with all the amenities nearby. PVC double glazing, gas heating, individual sanitation. The risks to which the property is exposed are available at the following address: /

### Algemeen

|                             |                     |
|-----------------------------|---------------------|
| Slaapkamers:                | 4                   |
| Badkamers:                  | 1                   |
| Afgewerkte vierkante meter: | 109 m <sup>2</sup>  |
| Lot Afmeting:               | 1376 m <sup>2</sup> |



## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 114

## Building details

Parking: Ja

Number of Garages: 1

## Lease terms

Date Available:

## Additionele informatie

Website URL: [http://www.arkadia.com/PFYR-T180140/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/PFYR-T180140/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 1663-maisondernieredeoite

