



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 288,412.95

Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Montguyon
Geplaatst:	17-09-2025

Omschrijving:

EXCLUSIVE TO BEAUX VILLAGES! 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 or from the above ground pool. 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!

Algemeen

Slaapkamers:	4
Badkamers:	2



Afgewerkte vierkante meter: 132 m²
Lot Afmeting: 2711 m²

Building details

Outdoor Amenities: Pool

Lease terms

Date Available:

Additionele informatie

Website URL: http://www.arkadia.com/MLSM-T8342/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: bvi75985

