



## Propriété familiale de caractère – 135 m<sup>2</sup> – Parc arboré de 3437 m<sup>2</sup>



### 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 203,013.44

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Vouneuil-sur-Vienne
Postcode:	86210
Geplaatst:	24-02-2026

### Omschrijving:

Located in Vouneuil-sur-Vienne, just 10 minutes from Châtellerault, this beautiful property enjoys a green and peaceful environment while remaining close to amenities: shops, schools and transport are easily accessible for a simplified daily life.

Set on magnificent landscaped grounds of 3,437 m<sup>2</sup>, the house charms from the outside with its well-kept grounds and serene atmosphere. You will enjoy a large terrace ideal for sunny days, a garden richly planted with trees, a well, a decorative pond and plenty of parking space. A double garage and an electric gate complete these high-quality features.

With a living area of 135 m<sup>2</sup>, the house offers generous volumes and a functional layout:

On the ground floor: a cosy dining room with a fireplace, a separate living room also equipped with a fireplace, a fitted and equipped kitchen, three bedrooms with cupboards, a pantry, a shower room and a separate WC.

In the basement: two large garages, a boiler room, a cellar, a utility room, a shower room with WC and a heated room offering multiple possibilities (office, games room, spare bedroom, etc.).

Built in 1967, the house has recent, high-performance fixtures and fittings: double glazing, electric roller shutters, new air/water heat pump, oil-fired boiler and recent mini sewage treatment plant compliant with



current standards.

The attic, with its traditional roof structure, offers great potential for conversion: you could create up to two additional bedrooms, a master suite or a leisure area, depending on your requirements.

This rare property in the area will appeal to families looking for space, comfort and tranquillity, while remaining close to major roads and amenities.

A privileged living environment to be discovered without delay.

Gebouwd: 1967

### **Algemeen**

Slaapkamers: 3  
Badkamers: 1  
Afgewerkte vierkante meter: 135 m<sup>2</sup>  
Lot Afmeting: 3437 m<sup>2</sup>

### **Room details**

Total rooms: 5

### **Energy efficiency**

Energy Use (kWh/m<sup>2</sup>/year): 194

### **Building details**

Parking: Ja

### **Lease terms**

Date Available:

### **Additionele informatie**

Website URL: [http://www.arkadia.com/FFPA-T95398/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/FFPA-T95398/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### **Contact information**

IMLIX ID: 198941



IMLIX

IMLIX Vastgoedmarkt  
<https://www.imlix.com/nl/>

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