



Hermosa casa de piedra tradicional de 3 dormitorios - Planta



Agent Info

Name: ArKadia
Company Name:
Country: United Kingdom
Phone:
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for: Sale
Price: EUR 185,000

Location

Country: France
State/Region/Province: Nouvelle-Aquitaine
City: Montazeau
ZIP code: 24230
Posted: Sep 16, 2023

Description:

A lovely 3-bedroom traditional stone house retaining most of the original features and finished to high standards nestled in the most beautiful countryside. This single storey character house is the perfect home for those looking to live in peaceful surroundings but not too far from all amenities, either as a family home or a holiday home.

Located at a cul- de-sac within a small hamlet with no passing traffic, this property comes with 3 bedrooms, 2 bathrooms, a living room with a fire stove for those cosy evenings and a very bright kitchen/dining room with direct access to the front terrace. The terrace is the ideal place for those summer days dining al fresco or just chilling out. The garden which compliments this property is all fenced and low maintenance. It is well insulated and just had all its double glazing windows and doors installed.

The property is located 15 kms from the bastide town of St Foy La Grande with its famous Saturday morning open market and just 8 kms from all amenities including a train station with a direct link to Bordeaux. Bergerac is 30 mins away and Bordeaux an hour drive away.

The property has a habitable area of 122 m2:

* Living area - 25 m2 - with fire stove



-
- * Kitchen/dining area - 39 m²
 - * Bedroom 1 20 m²
 - * Bedroom 2 13 m²
 - * Bedroom 3 9 m²
 - * Bathroom 1 - 8 m² - bath, sink, wc
 - * Bathroom 2 -2.5 m² - shower, sink
 - * WC - 1 m²
 - * Laundry 4.5 m² - bath, sink, wc

TECHNICAL INFORMATION:

- * Very good condition
- * Year of built approx. 1955
- * Central heating gas
- * Double glazing windows/doors* Roof good condition
- * Fenced garden
- * Septic tank Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

Common

Bedrooms:	3
Bathrooms:	2
Finished sq. ft.:	122 sq m
Lot Size:	457 sq m

Room details

Total rooms:	6
--------------	---

Utility details

Heating Fuel:	Gas
---------------	-----

Energy efficiency

Energy Use (kWh/m ² /year):	161
--	-----

Building details

Parking:	Yes
----------	-----

Lease terms

Date Available:

Additional information

Website URL:	http://www.arkadia.com/GKAD-T68389/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM
--------------	---



IMLIX

IMLIX Real Estate Marketplace
<https://www.imlix.com/>

Contact information

IMLIX ID:

524_34397

