



Deceptively spacious house with fabulous views



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: USD 319,081.57

Location

Country: France
State/Region/Province: Nouvelle-Aquitaine
City: Montguyon
ZIP code: 17270
Posted: Oct 24, 2024

Description:

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.

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!



Price including agency fees : 274 000 €

Price excluding agency fees : 256 075 €

Buyer commission, tax included: 7%

Common

Bedrooms:	4
Bathrooms:	2
Finished sq. ft.:	132 sq m
Lot Size:	2711 sq m

Energy efficiency

Energy Use (kWh/m²/year): 191

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/PFYR-T194581/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 1634-bvi75985

