



Character house with 4 bedrooms, garage and workshop, you can walk to the bakery



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 292,425.66

Location

Country: France
State/Region/Province: Nouvelle-Aquitaine
City: Salles-Lavalette
ZIP code: 16190
Posted: Jun 14, 2023

Description:

Summary

Character house situated in a quiet location, there is a garden, garage/workshop and a studio. This stone house is situated on the outskirts of the village, you can walk to the bakery and restaurant. The house is 170m², there is central heating provided by a heat exchanger and wood burners. The roof is good, the garden is 1400m² and totally enclosed, there is room for a pool and a vegetable patch, there are many fruit trees. There is an entrance hall, lounge with wood burner, kitchen with stone fireplace and wood burner, doors to a veranda. There is a downstairs WC. The impressive staircase leads to a landing, master bedroom with bathroom, and two further bedrooms, the staircase leads to an attic bedroom and shower room, WC. The studio is currently a yoga hall, there is another room with water and electricity, so this building could be transformed into a small gite (70m²). The garage is 80m² and there is a mezzanine. This is a lovely 4-bedroom stone house situated in a quiet hamlet of 3 houses.

Please email for more information, photos and videos.

Estimated annual energy costs for the property between €1,140 and €1,580 per year

Average energy prices indexed as of January 1, 2021 (including subscriptions)

Information on the risks to which this property is exposed is available on the Géorisques website:

DPE D174 GES C11 (2026)



Price including agency fees : 252000 €

Price excluding agency fees : 240000 €

Buyer commission, tax included: 5%

Condition: Reformed

Common

Bedrooms: 4
Bathrooms: 2
Finished sq. ft.: 170 sq m
Lot Size: 1440 sq m

Energy efficiency

Energy Use (kWh/m²/year): 174

Building details

Parking: Yes
Number of Garages: 1

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/PFYR-T152854/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 1687-pi22680

