



## Charmantes Steinhaus aus dem 19. Jahrhundert mit zahlreichen



### 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 355,000

### Location

Country: France  
State/Region/Province: Nouvelle-Aquitaine  
City: Le Fleix  
ZIP code: 24130  
Posted: May 31, 2024

### Description:

This lovely 19th century 3-bedroom stone and bricou house with all its outbuildings and 2.5 hectares of land has a great deal of potential for anyone to add further accommodation or to have stables for those horse lovers.

The main house comprises of three bedrooms, a large living area, bathroom, two kitchens - one of which is in the bright attached conservatory, and laundry all on the ground floor. On the first floor one finds a well-insulated attic which is currently being used as an office and storage space and can easily be converted into further bedrooms if needed.

The property also comes with a Scandinavian built chalet with its own kitchen/living area, bathroom, bedroom upstairs and a porch. It can easily be rented out for that extra little income.

The barn/maison de meteire with an area of approximately 160 m2 can be converted into another living accommodation (subject to permits) if needed or stables. It is also complimented with a lovely, covered terrace where one can have their meals eating 'al fresco' or just lounging around. The property also has two separate garages which can be utilized for different purposes. It also comes with professional water softener, 380/220V electricity, and solar hot water panels.

The property is located on the outskirts of a lovely village with all amenities such as schools, post office, tabac, supermarket, butcher, etc, and 7 kms from the bastide town of St Foy La Grande with its famous



Saturday morning market. Bergerac airport is 30 minutes away and Bordeaux 1 hour.

The main property has a habitable area of 138 m2:

Ground Floor:

- \* Reception area 9.5 m2
- \* Living room 30 m2
- \* Kitchen 13 m2
- \* Hallway 6 m2
- \* Bedroom 1 - 30 m2
- \* Bedroom 2 8 m2
- \* Bedroom 3 - 12 m2
- \* Bathroom 2 4.5 m2 (shower, sink)
- \* WC - 26 m2
- \* Summer kitchen 20 m2
- \* Laundry/storage 3 m2

1st Floor:

- \* Attic - 40 m2

Chalet :

- \* Kitchen/living - 14 m2
- \* Bedroom 8 m2
- \* Bathroom 3 m2

Outbuildings:

- \* Garage 1 20 m2
- \* Garage 2 40 m2
- \* Barn and Maison de Metre 160 m2

TECHNICAL INFORMATION:

- \* Very good condition\* Gas central heating, wood burner, solar panels
  - \* Double glazing windows/doors\* Covered terrace
  - \* Fosse septic x2\* Roof - in very good condition\* Private parking area\* 4G mobile reception and fast internet
- Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

**Common**



Bedrooms: 4  
Bathrooms: 2  
Finished sq. ft.: 160 sq m  
Lot Size: 24892 sq m

### Room details

Total rooms: 8

### Utility details

Heating Fuel: Gas

### Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 122

### Building details

Number of Garages: 1

### Lease terms

Date Available:

### Additional information

Website URL: [http://www.arkadia.com/GKAD-T68700/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/GKAD-T68700/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

IMLIX ID: 524\_34797

