



Character House with 4 bedrooms and 1 bedroom Gîte



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 397,812.46

Location

Country: France
State/Region/Province: Nouvelle-Aquitaine
City: Le Fleix
ZIP code: 24130
Posted: Jun 26, 2024

Description:

Nestled in the countryside but close to the bastide town of St Foy La Grande, one finds this beautiful 4 bedroom 4 bathroom character house with its own 1 bedroom 1 bathroom gîte, heated swimming pool, covered terraces, garden and lovely views. This property can be either be a lovely family home with all amenities nearby and schools or a holiday home. This character house is full of charm with beautiful high beamed ceilings, stone walls, a wooden spiral staircase and a lovely bright living room with a wooden stove. The main house has 4 bedrooms and 4 bathrooms, 3 bedrooms on ground floor and 1 bedroom and bathroom upstairs. It also comprises of a large living room, dining room, kitchen and an office. The gîte, which can also be converted into a private office from where one can work from home, comprises of a kitchen, living and dining area, 1 bedroom and 1 bathroom with beautiful rear views. It also has a double garage and a 10 x 5 heated swimming pool with electric cover. The liner is only 1 year old. The house is well insulated with double glazed windows and doors, and gas central heating.

The property is close to amenities, 7 kms to the bastide town of St Foy La Grande with its famous Saturday morning open market and all other amenities. Bergerac airport is 30 mins away and Bordeaux just 1 hr away.

The main property has a habitable area of 222 m2:

Ground Floor:

- * Hallway - 15 m2
- * Living room 40 m2 with fire stove



- * Kitchen 15 m2
- * Dining room 13 m2
- * Laundry/storage 20 m2
- * Bedroom 1 - 11 m2
- * Bathroom 1 6 m2 (shower, sink, wc)
- * Bedroom 2 - 17 m2
- * Bathroom 2 6 m2 (shower, sink, wc)
- * Bedroom 3 - 26 m2
- * Bathroom 3 7 m2 (shower, sink, wc)
- * Office - 14 m2

1st Floor:

- * Landing - 2 m2
- * Bedroom 4 - 20 m2
- * Bathroom 4 10 m2

Gite:

- * Kitchen/dining/living - 29 m2
- * Bedroom 8 m2
- * Bathroom 4 m2

Outbuildings:

- * Double garage 34 m2

TECHNICAL INFORMATION:

- * Very good condition* Gas central heating (buried gas tank), wood burner
- * Double glazing windows/doors* Covered terraces
- * Fosse septic 5 yrs old
- * Heated swimming pool - 10 x 5, electric cover, liner 1 yr old* Roof - in 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

Common

Bedrooms:	5
Bathrooms:	5
Finished sq. ft.:	262 sq m
Lot Size:	7362 sq m

Room details

Total rooms:	9
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Utility details

Heating Fuel:	Gas
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Energy efficiency

Energy Use (kWh/m²/year): 324

Building details

Number of Garages: 1

Outdoor Amenities: Pool

Number of Floors: 1

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/GKAD-T67665/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 524_34257

