



Lédats sector, at the end of a quiet dead end, come and discover this beautiful single-storey house of 109.13 m<sup>2</sup> of living space without any work to be planned. The living room of 37.44 m<sup>2</sup> with kitchen open to the living space opens onto a beautiful...



### 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 350,872.94

### Location

Country:	France
State/Region/Province:	Nouvelle-Aquitaine
City:	Lédats
ZIP code:	47300
Posted:	Jun 26, 2024

### Description:

Ref. Maison derniere deoite Lédats sector, at the end of a quiet dead end, come and discover this beautiful single-storey house of 109.13 m<sup>2</sup> of living space without any work to be planned. The living room of 37.44 m<sup>2</sup> with kitchen open to the living space opens onto a beautiful covered terrace of 18 m<sup>2</sup>. Then take the hallway to discover a bathroom and four bedrooms. The garden of approximately 1376 m<sup>2</sup> includes a swimming pool of 10 meters by 5, without vis-à-vis. A closed garage completes the outdoor car park located in front of the house. The tranquility of the subdivision and the services of this recent house make it an ideal property for those who wish to take advantage of the calm of the countryside, with all the amenities nearby. PVC double glazing, gas heating, individual sanitation. The risks to which the property is exposed are available at the following address: /

### Common

Bedrooms:	4
Bathrooms:	1
Finished sq. ft.:	109 sq m



Lot Size: 1376 sq m

### **Energy efficiency**

Energy Use (kWh/m<sup>2</sup>/year): 114

### **Building details**

Parking: Yes

Number of Garages: 1

### **Lease terms**

Date Available:

### **Additional information**

Website URL: [http://www.arkadia.com/PFYR-T180140/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/PFYR-T180140/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### **Contact information**

IMLIX ID: 1663-maisondernieredeoite

