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### 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 551,422.05

### Location

Country:	France
State/Region/Province:	Nouvelle-Aquitaine
City:	Casseneuil
ZIP code:	47440
Posted:	Jul 28, 2024

### Description:

Ref. 4116 In the town of Casseneuil, this beautiful stone building of traditional construction of 225 m2 is ideally located. From the entrance, discover a huge living room of more than 88 m2 and its semi-open kitchen, where the charm of the exposed beams mixed with the old stone will operate immediately. This magnificent living room opens onto a beautiful terrace with a dominant view of the Lot-et-Garonnaise countryside. Continue the visit to a first parental suite of 26 m2, with private shower room and WC. You will also find a bedroom of 10 m2, as well as a second parental suite of 33 m2, still with its bathroom with bathtub. You will enjoy a third independent bathroom, with shower and bathtub. The 23 m2 mezzanine leads to a fourth bedroom of approximately 14 m2. The large garage is ideal for those who appreciate independent storage space. The set is built on a plot of approximately 2600 m2, with a second covered terrace with summer kitchen, from where you can enjoy the view of the garden. The swimming pool will offer you an oasis of freshness during your long summer evenings. Information on the risks to which this property is exposed is available on the Georisques website:

### Common



Bedrooms: 4  
Bathrooms: 3  
Finished sq. ft.: 225 sq m  
Lot Size: 2600 sq m

### **Energy efficiency**

Energy Use (kWh/m<sup>2</sup>/year): 173

### **Lease terms**

Date Available:

### **Additional information**

Website URL: [http://www.arkadia.com/PFYR-T160102/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/PFYR-T160102/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### **Contact information**

IMLIX ID: 1663-4116

