



## HAUTE VIENNE - Beautifully presented townhouse situated in the heart of Chateauponsac



### 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 226,013.81

### Location

Country: France  
State/Region/Province: Nouvelle-Aquitaine  
City: Châteauponsac  
ZIP code: 87290  
Posted: Sep 18, 2024

### Description:

This beautiful house is Situated in the heart of Chateauponsac within walking distance of supermarkets, bars, doctors and all other amenities, ready to move in and enjoy the lovely surroundings overlooking the local park.

The property has undergone renovations over the past years. It now includes a new central heating system by Pompe à Chaleur, a hot water system by Solaire panels and a video surveillance system.

The property comprises built on top of a sous sol - garage, RDC a lovely bright lounge with french doors leading out onto a terrace with a motorised canopy over the top, a large entrance hallway, 2 large bedrooms, shower room, toilet and a semi equipped kitchen with access out to the garden. 1st floor offers an office space or bedroom, shower room with toilet, small lounge, and another bedroom.

Outside you have a lovely sun-trapped garden not overlooked, with an above-ground swimming pool Including fees of 7% to be paid by of the purchaser. Price excluding fees 180 000 €. Energy class D, Climate class B Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2023: between 1356.00 and 1834.00 €. Information on the risks to which this property is exposed is available on the Geohazards website:

### Common



Bedrooms: 3  
Bathrooms: 2  
Finished sq. ft.: 130 sq m  
Lot Size: 420 sq m

### **Energy efficiency**

Energy Use (kWh/m<sup>2</sup>/year): 187

### **Building details**

Outdoor Amenities: Pool

### **Lease terms**

Date Available:

### **Additional information**

Website URL: [http://www.arkadia.com/PFYR-T194489/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/PFYR-T194489/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### **Contact information**

IMLIX ID: 1689-am-4462

