



Character house with 4 bedrooms, garage and workshop, you can walk to the bakery



Informações do Revendedor

| | |
|------------------|--|
| Name: | ArKadia |
| Nome da Empresa: | |
| País: | Reino Unido |
| Telefone: | |
| Languages: | Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish |

Detalhes do anúncio

| | |
|---------------|----------------|
| Imóveis para: | Venda |
| Preço: | USD 292,425.66 |

Localização

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|------------------------|--------------------|
| Country: | França |
| State/Region/Province: | Nouvelle-Aquitaine |
| Cidade: | Salles-Lavalette |
| CEP: | 16190 |
| Adicionado: | 14/06/2023 |
| Informação adicional: | |

Summary

Character house situated in a quiet location, there is a garden, garage/workshop and a studio. This stone house is situated on the outskirts of the village, you can walk to the bakery and restaurant. The house is 170m², there is central heating provided by a heat exchanger and wood burners. The roof is good, the garden is 1400m² and totally enclosed, there is room for a pool and a vegetable patch, there are many fruit trees. There is an entrance hall, lounge with wood burner, kitchen with stone fireplace and wood burner, doors to a veranda. There is a downstairs WC. The impressive staircase leads to a landing, master bedroom with bathroom, and two further bedrooms, the staircase leads to an attic bedroom and shower room, WC. The studio is currently a yoga hall, there is another room with water and electricity, so this building could be transformed into a small gite (70m²). The garage is 80m² and there is a mezzanine. This is a lovely 4-bedroom stone house situated in a quiet hamlet of 3 houses.

Please email for more information, photos and videos.

Estimated annual energy costs for the property between €1,140 and €1,580 per year

Average energy prices indexed as of January 1, 2021 (including subscriptions)

Information on the risks to which this property is exposed is available on the Géorisques website:

DPE D174 GES C11 (2026)



Price including agency fees : 252000 €

Price excluding agency fees : 240000 €

Buyer commission, tax included: 5%

Condição: Reformed

Comum

Quartos de dormir: 4

Banheiro: 2

Pés quadrados acabados: 170 m²

Tamanho do lote: 1440 m²

Energy efficiency

Energy Use (kWh/m²/year): 174

Building details

Parking: Sim

Number of Garages: 1

Lease terms

Date Available:

Informação adicional

URL do site: http://www.arkadia.com/PFYR-T152854/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 1687-pi22680

