



## Maison 7 pièces + piscine + garage/atelier



### Информация об агенте

|                    |  |
|--------------------|--|
| Название:          | ArKadia  |
| Название компании: |  |
| Страна:            | Великобритания   |
| Телефон:           |  |
| Languages:         | Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish |

### Детали объявления

|               |             |
|---------------|-------------|
| Недвижимость: | На продажу  |
| Цена:         | EUR 305,000 |

### Местоположение

|                  |                    |
|------------------|--------------------|
| Страна:          | Франция            |
| Область:         | Nouvelle-Aquitaine |
| Город:           | Монбазияк          |
| Почтовый индекс: | 24240              |
| Добавлено:       | 13.01.2026         |

#### Описание:

Located in the hills above Monbazillac, just 5 minutes from Bergerac, this spacious family home offers 182 sq m of living space on a 4,000 sq m wooded plot. You'll be captivated by the expansive 70 sq m open-plan living area encompassing a lounge, dining room, and kitchen, complete with a double-sided fireplace. Large bay windows and French doors flood the space with natural light and offer unobstructed views of the surrounding hills. The house also features a bedroom with an en-suite shower room and built-in wardrobes, an office, two further bedrooms with built-in wardrobes (with en-suite facilities awaiting installation), a bathroom, and a utility/laundry room. A room on the upper floor of the tower can serve as an office or additional bedroom. The 200 sq m garden level and basement comprise garages, a workshop, and a cellar. On the garden side, a 10x5 meter flat-bottomed swimming pool and its spacious terrace will allow you to enjoy beautiful days with family or friends.

Practical features include: reversible air conditioning and a fireplace insert in the living room, electric radiators; Siporex walls, double glazing throughout, regularly maintained roof; and a private septic system.

Please feel free to call me for more information or to arrange a viewing.

|           |      |
|-----------|------|
| Построен: | 1985 |
|-----------|------|

### Общие

|          |   |
|----------|---|
| Спальни: | 4 |
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Ванные комнаты: 2  
Готовые кв.м.: 182 кв м  
Площадь участка: 4000 кв м

### Room details

Total rooms: 7  
Indoor Features: Fitted kitchen

### Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 229

### Building details

Parking: да  
Outdoor Amenities: Pool

### Lease terms

Date Available:

### Дополнительная информация

URL вебсайта: [http://www.arkadia.com/AGHX-T696744/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/AGHX-T696744/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

IMLIX ID: 1576353

