



Magnifique ensemble immobilier



Emlakçı Bilgisi

İsim:	ArKadia
Şirket Adı:	
Ülke:	United Kingdom
Telefon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 345,236.84

Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Nouvelle-Aquitaine
Şehir/İlçe:	Chalagnac
Posta kodu:	24380
Yayınlandı:	23.02.2026

Açıklama:

Magnificent real estate complex, made up of two houses forming an L, located at the foot of a vast flat plot of land and covering approximately 17,500 m², offering a panoramic view of the countryside, without any vis-a-vis. Completely renovated between 2022 and 2023, this 10-room set covers approximately 247.5 m². The first house, with a living area of 152 m², includes on the ground floor a spacious living room of 66 m² with dining area and fireplace equipped with an insert, a fully furnished and equipped independent kitchen, as well as 'access to a closed garage with motorized gate. Upstairs, a landing and a mezzanine corridor serve three charming bedrooms of 15.25 m², 15.6 m² and 16.5 m², a bathroom, separate toilets, as well as a dressing room equipped with a built-in safe. The second house, on one level and with a living area of approximately 95 m², offers an entrance with corridor and cupboard, a large living/dining room, a kitchen, separate toilets, a bathroom with corner laundry room, as well as two large bedrooms of 12 m² and 16.5 m². In addition, a closed garage with motorized gate and an adjoining wine cellar are available. Both houses benefit from the comfort of PVC double glazing and a mixed heating system with a main wood boiler and an oil boiler in addition, with independent circuits for each building. Individual sanitation (double pit) is non-compliant. Among the strong points, the roof was redone in 2019/2020 and attic insulation was carried out in 2020. Located near a road, this property offers quick access to the A89 as well as shops and services from Sanilhac (5 minutes), Coulounieix-Chamiers (8 minutes) and the center of Perigueux (10 minutes). Property tax: 931 euros. Information on the risks to which this property is exposed is available on the Georisks website: www.georisks.gouv.fr »

Genel Bilgiler

Yatak odası:	5
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Bitmiş metrekare: 247 m2
Arazi Büyüklüğü: 18000 m2

Room details

Total rooms: 8
Indoor Features: Fitted kitchen

Utility details

Heating Fuel: Oil

Energy efficiency

Energy Use (kWh/m²/year): 231

Building details

Number of Garages: 1
Kat Sayısı: 1

Lease terms

Date Available:

Ek Bilgiler

Web Sitesi URL'si: http://www.arkadia.com/TXNV-T28861/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: C13C583A2A1847B5

