



## Maison principale + 2 gîtes attenants



### 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 443,541.56

### Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Nouvelle-Aquitaine
Şehir/İlçe:	Montguyon
Posta kodu:	17270
Yayınlandı:	30.03.2026

### Açıklama:

Located in a quiet hamlet, surrounded by meadows and woodland, this property offers a pleasant natural setting.

Set on a 3,000 m<sup>2</sup> plot, the property features functional outdoor spaces including parking for several vehicles, a double garage, carport, terrace, shaded areas, an above-ground swimming pool, jacuzzi, and a robotic lawn mower.

The living space totals 345 m<sup>2</sup>, divided into three adjoining yet independent houses: a main house of 208 m<sup>2</sup>, a second house of 114 m<sup>2</sup>, and a third of 62 m<sup>2</sup>. In total, the property offers 9 bedrooms, 1 office, 2 living rooms, 3 kitchens, 4 bathrooms, and a laundry room, ensuring comfort and privacy for everyone.

The houses have been renovated while preserving the character of the original building. Mixed wood and electric heating, photovoltaic panels for self-consumption with surplus resale. The property is sold furnished, ready for immediate use.

It is suitable for a large family, a multi-generational living project, or a tourist rental business, with two gîtes ready to operate.

This rare property combines charm, functionality, and rental potential in a peaceful, green environment.

Yıl:	1900
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## Genel Bilgiler

Yatak odası:	9
Banyo:	4
Bitmiş metrekare:	345 m2
Arazi Büyüklüğü:	3068 m2

## Room details

Total rooms:	15
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## Energy efficiency

Energy Use (kWh/m <sup>2</sup> /year):	195
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## Building details

Parking:	Evet
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## Lease terms

Date Available:

## Ek Bilgiler

Web Sitesi URL'si:	<a href="http://www.arkadia.com/AGHX-T722444/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/AGHX-T722444/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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## Contact information

IMLIX ID:	1630453
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