



# IMLIX

سوق العقارات IMLIX  
https://www.imlix.com/ar/

## Maison Charentaise avec Caractère

### معلومات الوكيل

ArKadia اسم:

اسم الشركة:

United Kingdom بلد:

هاتف:

Languages: Dutch, English, French,

German, Italian, Polish,

Portuguese, Romanian,

Russian, Spanish,

Swedish



### تفاصيل الاعلان

تخفيض السعر  
USD 398,045.39

عقار لل:  
السعر:

### موقع

France

بلد:

Nouvelle-Aquitaine

الدولة / المنطقة / المحافظة:

Saint-Sulpice-d'Arnoult

مدينة:

17250

الرمز البريدي:

03/09/2024

نشر:

وصف:

Located in the charming village of Saint-Sulpice-d'Arnoult (17250), this property benefits from a popular rural setting in Saintonge, just 20 minutes from Saintes and 30 minutes from Royan. This 19th century Charentaise house in exposed stone is located on a vast flat plot of land of 1186m<sup>2</sup>, offering a garage, a large terrace, a barn, a cellar, and an architecture subtly combining modern and old, with a stone staircase majestic which will lead you upstairs.

Outside, the property has 4 parking spaces, an electric gate with video intercom, and a manicured garden which surrounds the residence. The double-glazed aluminum openings, electric roller shutters, and heat pump ensure comfort and safety for residents. Centralized vacuuming is an additional practical asset, while the general aesthetic is enhanced by the presence of an imposing stone fireplace.

Inside, the 175m<sup>2</sup> of living space is spread over 5 rooms including 3 bedrooms, 3 toilets and 3 bathrooms. The living room of approximately 80m<sup>2</sup> is the heart of the house, with a fitted and equipped open kitchen. A master bedroom is on the ground floor, while the 2 other bedrooms each have their own bathroom. All the rooms benefit from quality modern equipment, offering optimal living comfort within this magnificent property.

1850

بنيت:

### مشارك

3

غرف نوم:

3

الحمامات:



IMLIX

سوق العقارات IMLIX  
<https://www.imlix.com/ar/>

175 م  
1186 م

تشطيب قدم مربع:  
حجم كبير:

### Room details

5

Total rooms:

### Energy efficiency

164

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

### Building details

نعم فعلا

Parking:

### Lease terms

Date Available:

### معلومة اضافية

رابط الموقع:

[http://www.arkadia.com/AGHX-T575632/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/AGHX-T575632/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

1345457

### Contact information

IMLIX ID:

