



PROPERTY with 2,6HA!



Agenten-Info

Name:	ArKadia
Name der Firma:	
Land:	Vereinigtes Königreich
Telefon:	
Sprachen:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 572,510.73

Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Rougnac
Postleitzahl:	16320
Veröffentlicht:	23.08.2024

Beschreibung:

Near a small village, 15 minutes from Villebois-Lavalette, 35 minutes from the Angouleme LGV station, and one hour from Perigueux, this quiet green setting offers a property surrounded by a wooded garden, a wood, two enclosed parks, one of which is equipped with a box to accommodate two horses, a spring and a river on a plot of 2.62 hectares. The architect-designed house of 189 m² offers on the ground floor an entrance, a living room of 35m², very bright thanks to the bay windows (overlooking the terrace and a very clear view of the parks and the river), a toilet, a first kitchen of 24.30m² including a dining area, a second kitchen of 12.40m² leads to the summer kitchen on a covered terrace, a master suite with its bathroom and toilet. Upstairs the deserted corridor has a second bedroom, a third bedroom, a fourth bedroom or dressing room, a bathroom and a toilet. In the basement, there is a heated storage space, a large room of 29.17 m² ideal for a children's playroom, or workshop or work space, or large storage space, a dressing room/boiler room, an office and a laundry room. . High up near the woods, blending into nature, about 50 meters from the house, with its access path an 80m² shed with sliding gate 3.50 high allows you to accommodate campers, or boats or fodder storage or established. This includes electricity and water (sink). The property offers quality services that are rare on the market. Very well maintained, the house does not require any work. Central heating with new heat pump and new gas heating, double-glazed PVC windows, compliant sanitation, water softener, electric gate, enclosed meadows with electric fence. An exceptional property in an exceptional setting!!

Allgemein

Schlafzimmer:	4
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Badezimmer: 2
Fertige m²: 245 m²
Grundstücksgröße: 26000 m²

Zimmerdetails

Zimmer insgesamt: 6
Innenausstattung: Fitted kitchen

Versorgungsdetails

Heizstoff: Gas

Energieeffizienz

Energieverbrauch in kWh/(m²·a): 143

Gebäudedetails

Parkplatz: Ja
Anzahl der Garagen: 1
Anzahl Etagen: 2

Mietbedingungen

Verfügbar ab:

Zusätzliche Informationen

URL der Website: http://www.arkadia.com/TXNV-T18042/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Kontaktinformation

IMLIX ID: 12018346534

