



## Maison en pierre - Secteur recherché



### 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 306,814.54

### Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Flaujagues
Postleitzahl:	33350
Veröffentlicht:	05.09.2024

### Beschreibung:

It is in the heart of the Entre-Deux-Mers that this house of character is located. In the quiet of a hamlet, in a green environment, this building of about 192 m<sup>2</sup> is articulated on 2 levels, located on a wooded plot of 593 m<sup>2</sup>. Built in 1890, this property will certainly seduce lovers of the old revisited.

The stone and stone walls make it a unique and authentic place, furnished with contemporary elements.

The entrance leads us directly to the main living room where a beautiful fireplace with a wood stove throne majestically.

A pretty wooden door gives access to the first parental suite of the house: the room offers a pleasant view of the garden on one side and on the other side you have access to a large dressing room and the bathroom.

From the living room, a beautiful opening allows access to the corridor to the kitchen with contemporary lines, fully equipped. Spacious, it invites conviviality in a space bathed in light thanks to a bay window and a glass door overlooking a veranda.

The corridor also allows access to a bright laundry room thanks to the skylight, a pretty bathroom bathed in light and finally the large living room offering a beautiful opening on the garden. A furnished workspace invites concentration and reflection.

A charming wooden staircase leads to the first floor. It consists of a 1st lounge/ games/ reading and a sleeping area heated by a beautiful stove connected to the insert of the ground floor. Then a parental suite of a pleasant area to complete this level.



A magnificent olive tree sits in the middle of the garden, offering a magical setting to share good times with family or friends.

A garage allowing access to the well and outdoor parking spaces complete the services of this property.

In summary:

House of about 192 m<sup>2</sup>, 6 rooms, 2 living rooms, 1 kitchen, 4 bedrooms, 3 bathrooms/ 3 toilets

1 garage, 3 outdoor parking

Wood heating (1 insert and 1 stove) and electric

1 well

Property tax 2023: 158 €

Gebaut: 1890

## Allgemein

Schlafzimmer: 4

Badezimmer: 3

Fertige m<sup>2</sup>: 192 m<sup>2</sup>

Grundstücksgröße: 593 m<sup>2</sup>

## Zimmerdetails

Zimmer insgesamt: 6

## Energieeffizienz

Energieverbrauch in kWh/(m<sup>2</sup>·a): 211

## Gebäudedetails

Parkplatz: Ja

## Mietbedingungen

Verfügbar ab:

## Zusätzliche Informationen

URL der Website: [http://www.arkadia.com/AGHX-T537624/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/AGHX-T537624/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Kontaktinformation

IMLIX ID: 1235634



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