



Magnifique ensemble immobilier



Στοιχεία μεσίτη

Όνομα:	ArKadia
Όνομα εταιρείας:	
Χώρα:	United Kingdom
Τηλέφωνο:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 403,520.6

Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Chalagnac
Ταχυδρομικός κωδικός:	24380
Δημοσιεύθηκε:	10/05/2024

Περιγραφή:

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 »

Κοινά



Κρεβατοκάμαρες:	5
Τελειωμένα τετραγωνικά πόδια:	247 τ.μ
Μέγεθος αυλής:	18000 τ.μ

Room details

Total rooms:	8
Indoor Features:	Fitted kitchen

Utility details

Heating Fuel:	Oil
---------------	-----

Energy efficiency

Energy Use (kWh/m ² /year):	231
--	-----

Building details

Number of Garages:	1
Αριθμός ορόφων:	1

Lease terms

Date Available:

Επιπλέον πληροφορίες

Link: http://www.arkadia.com/TXNV-T17575/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 12009342476

