



## €186170 - Lovely 2 Bedroom House with Enclosed Grounds



### Στοιχεία μεσίτη

Όνομα:	Christophe GUAY
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Χώρα:	France
Experience since:	1985
Τύπος υπηρεσίας:	Selling a Property
Specialties:	Property Type: Apartments, Houses
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Languages:	French
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### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	EUR 186,170

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Villefagnan
Δημοσιεύθηκε:	28/06/2024

### Περιγραφή:

Lovely 2 bedroom house, with the possibility of making a third, in a small quiet village near Villefagnan. The house has two pellet stoves on the ground floor, which is more than enough to heat the house in winter. The sanitation system is in order and the roof is in good condition. Ideal for a holiday home.

### Ground floor

- Fitted kitchen (32m<sup>2</sup>): tiled floor, programmable pellet stove, water softener, exposed stone.
- Living room (30m<sup>2</sup>): parquet flooring, programmable pellet stove, exposed stone.
- Bedroom 1 (23m<sup>2</sup>): parquet flooring, exposed stone, door to the garden.
- Utility room (11m<sup>2</sup>): tiled floor, exposed stone walls (can be used as an additional bedroom)
- Shower room (5m<sup>2</sup>): tiled floor, walk-in shower, washbasin, WC, heated towel rail, ventilation system.



- WC (2m2): lino

- Hall (2m2): tiled floor

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1st floor

- Bedroom 2 (32m2): parquet floor, attic

- Attic (36m2)

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Outside

- Enclosed garden

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Information on the risks to which this property is exposed is available on the Georisques website:  
[www.georisques.gouv.fr](http://www.georisques.gouv.fr)

Κατάσταση: Good

### **Κοινά**

Κρεβατοκάμαρες:	2
Μπάνια:	1
Τελειωμένα τετραγωνικά πόδια:	137 τ.μ
Μέγεθος αυλής:	742 τ.μ

### **Room details**

Total rooms:	4
Indoor Features:	Fitted kitchen

### **Building details**

Αριθμός ορόφων:	2
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### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID:	IX5.868.887
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