



## Magnificent property with 2 houses, pool, outbuildings and stunning views



### 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 700,820.74

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Monflanquin
Ταχυδρομικός κωδικός:	47150
Δημοσιεύθηκε:	01/08/2024

### Περιγραφή:

Discover this peaceful haven, ideally located near Monflanquin, where you can enjoy a mature garden, including fruit trees, spanning over 2 hectares. The property's well is already connected to the garden watering system and to both houses.

This beautiful property features a charming stone house with four bedrooms, which currently generates rental income in the summer. On the ground floor, you will find a spacious living area with an open kitchen, a living and dining room, a shower room, and a bedroom. The cozy upper floor includes three bedrooms, an adorable dormitory for young children, a large bathroom and a WC.

A second house, located in a beautifully converted tobacco drying shed, offers additional accommodation for family and friends. It features a bright and welcoming living space, a WC, and a large workshop at the rear of the house. Upstairs, there is a lovely relaxation area currently used as an office, two bedrooms and a shower room.

Comfort is ensured all-year-round with reversible air conditioning in both houses, guaranteeing a pleasant temperature in all seasons.

This property also includes a small outbuilding and a stone ruin with a magnificent fireplace, offering potential for future renovation projects (subject to obtaining the necessary permits).



To top it all off, an 8m x 4m swimming pool and a jacuzzi heated by a heat pump are available for your enjoyment.  
Incredible views in a beautiful and bucolic setting! This exceptional property is waiting to be discovered.

## Κοινά

Κρεβατοκάμαρες:	7
Μπάνια:	4
Τελειωμένα τετραγωνικά πόδια:	295 τ.μ
Μέγεθος αυλής:	20118 τ.μ

## Energy efficiency

Energy Use (kWh/m <sup>2</sup> /year):	129
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## Building details

Outdoor Amenities:	Pool
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## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Link: [http://www.arkadia.com/PFYR-T189015/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/PFYR-T189015/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 1634-bvi75992

