



## Beautiful character house in a hamlet, with outbuilding.



### Info Agente

|                 |  |
|-----------------|--|
| Nombre:         | ArKadia  |
| Nombre empresa: |  |
| País:           | Reino Unido  |
| Teléfono:       |  |
| Languages:      | Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish |

### Detalles del anuncio

|                 |                |
|-----------------|----------------|
| Propiedad para: | Venta          |
| Precio:         | USD 172,140.24 |

### Ubicación

|                          |                          |
|--------------------------|--------------------------|
| País:                    | Francia                  |
| Estado/Región/Provincia: | Nouvelle-Aquitaine       |
| Ciudad:                  | Saint-Silvain-sous-Toulx |
| Código postal:           | 23140                    |
| Publicado:               | 11/06/2024               |

### Descripción:

Living area: 128 m<sup>2</sup>  
Bedrooms: 3  
Land: 621 m<sup>2</sup>

We are pleased to present, exclusively at Attegia, this beautiful and very old stone house which has retained all its charm and character.

It is located in a peaceful hamlet between Gouzon and Boussac.

The windows are wooden and double-glazed, and the heating is provided by a wood-burning stove in the living room and another in the kitchen. There are electric radiators upstairs.

The drainage system is recent, dating from 2017, and had therefore been inspected as compliant.

The house comprises: a tiled living/dining room of 40 m<sup>2</sup>, with a fireplace.

A few steps lead up to a 17 m<sup>2</sup> kitchen.

A 4.5 m<sup>2</sup> shower room with wc and VMC.

Upstairs, 2 adjoining rooms, including a 12.6 and 10 m<sup>2</sup> bedroom.

Another 13 m<sup>2</sup> bedroom.

The attic has been converted into a superb 30 m<sup>2</sup> bedroom. A shower room was planned, with drains and



water pipes, but was never finished.

A vaulted ceiling cellar under part part of the house.

Outside and in the grounds, an old barn could be converted into a gîte. The water pipes drain pipes & pipework to run electricity cables are all in place.

The garden is not too large and requires little maintenance. There is also a lovely hot tub !

The property is 13 minutes from Gouzon and its shops and services. (supermarket, schools, college, doctor, vets, etc.) and 35 minutes from Montluçon.

A property to visit quickly.

Including fees of 7% to be paid by of the purchaser. Price excluding fees 147 663 €. Energy class G, Climate class C Property with excessive energy consumption. The law requires that the energy performance (EPD) of the property, currently in class G, be included, from 1 January 2028, between class A and class E. Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 3710.00 and 5070.00 €. Information on the risks to which this property is exposed is available on the Geohazards website: .

## Común

|                            |        |
|----------------------------|--------|
| Dormitorios:               | 3      |
| Baños:                     | 1      |
| Pies cuadrados terminados: | 128 m2 |
| Tamaño del lote:           | 621 m2 |

## Energy efficiency

|  |     |
|--|-----|
| Energy Use (kWh/m <sup>2</sup> /year): | 541 |
|--|-----|

## Lease terms

Date Available:

## Información adicional

|                |   |
|----------------|---|
| URL sitio web: | <a href="http://www.arkadia.com/PFYR-T185576/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/PFYR-T185576/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a> |
|----------------|---|

## Contact information

|           |                     |
|-----------|---------------------|
| IMLIX ID: | 1681-cs1139-attegia |
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