



## Jolie maison de village sur terrain de 1260 m2



### 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 169,301.89

### Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Saint-Leon-sur-l'Isle
Código postal:	24110
Publicado:	06/09/2024

### Descripción:

Located in Saint Léon-sur-l'Isle, 20 minutes from Périgueux, 30 minutes from Bergerac and 1 h 15 from Bordeaux, access A 89 nearby. In a quiet residential area, close to shops, train station, schools. Good quality construction from the 70s, built on flat land. It is possible to make two accommodations or to consider a professional activity thanks to its finished basement. Some small works are to be expected. It is composed on the ground floor: An entrance to living room with insert fireplace, a bedroom with terrace access, a shower room, a toilet, a fitted kitchen, a laundry room, a heated veranda opening onto a terrace.

Floor: Entrance hall, living room/lounge with large balcony, separate kitchen, 3 bedrooms with fitted wardrobes, shower room, separate wc.

The attic with its traditional framework can be converted.

City gas heating by radiators on the ground floor and by the floor upstairs.

Double-glazed carpentry with shutters on the ground floor and single wooden glazing with shutters upstairs, except the sliding window door in the living room on the first floor, double-glazed with motorized rolling shutter.

Outside, a beautiful flat land with nice trees, semi-buried swimming pool, vegetable garden, well, garage with workshop and lean-to, motorized gate, mains drainage. great development potential for this large family home.

To visit without delay.

Fabricado:	1968
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## Común

Dormitorios:	4
Baños:	2
Pies cuadrados terminados:	190 m2
Tamaño del lote:	1260 m2

## Room details

Total rooms:	6
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## Energy efficiency

Energy Use (kWh/m <sup>2</sup> /year):	243
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## Building details

Parking:	Sí
Outdoor Amenities:	Pool

## Lease terms

Date Available:

## Información adicional

URL sitio web:	<a href="http://www.arkadia.com/AGHX-T498346/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/AGHX-T498346/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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## Contact information

IMLIX ID:	1011518
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