



## Magnifique ensemble immobilier

### اطلاعات مشاور املاک

نام: ArKadia

نام شرکت:

کشور: United Kingdom

تلفن ثابت:

Languages: Dutch, English, French,

German, Italian, Polish,

Portuguese, Romanian,

Russian, Spanish,

Swedish



### توضیحات آگهی

آگهی برای:

فروش

EUR 370,000

قیمت:

### اطلاعات مکانی

کشور:

France

استان:

Nouvelle-Aquitaine

شهر:

Chalagnac

کد پستی:

24380

تاریخ آگهی:

2024/05/10

توضیحات:

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 m<sup>2</sup>, 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 m<sup>2</sup>. The first house, with a living area of 152 m<sup>2</sup>, includes on the ground floor a spacious living room of 66 m<sup>2</sup> 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 m<sup>2</sup>, 15.6 m<sup>2</sup> and 16.5 m<sup>2</sup>, 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 m<sup>2</sup>, 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 m<sup>2</sup> and 16.5 m<sup>2</sup>. 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](http://www.georisks.gouv.fr) »

### اطلاعات عمومی

اتاق خواب:

5



247 متر  
18000 متر

فوت مربع تمام شده:  
زیر بنا:

### Room details

8  
Fitted kitchen

Total rooms:  
Indoor Features:

### Utility details

Oil

Heating Fuel:

### Energy efficiency

231

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

### Building details

1  
1

Number of Garages:  
تعداد طبقات:

### Lease terms

Date Available:

### اطلاعات تکمیلی

آدرس اینترنتی وب سایت:

[http://www.arkadia.com/TXNV-T17575/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/TXNV-T17575/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

12009342476

IMLIX ID:

