



## Magnificent Detached Country House

### اطلاعات مشاور املاک

David Evans	نام:
Cle France Ltd	نام شرکت:
United Kingdom	کشور:
Experience	تجربه:
since:	از:
Selling a Property	نوع خدمات:
Specialties:	تخصص:
Apartments, Houses	Property Type:
+44 (1440) 820-358	تلفن ثابت:
English, French	Languages:
<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>	وب سایت:



### توضیحات آگهی

فروش  
EUR 230,000  
آگهی برای:  
قیمت:

### اطلاعات مکانی

کشور:  
استان:  
شهر:  
کد پستی:  
تاریخ آگهی:  
توضیحات:

France  
Centre-Val de Loire  
Saint-Maurice-sur-Aveyron  
45230  
2024/12/24

Magnificent Detached Country House, about fifteen minutes from the nearest train station and five minutes from all amenities, come and discover this magnificent country house with lots of charm with a living area of 119 m2.

- Ground floor: you will find a bright living room with its fireplace, a kitchen, a laundry room and a separate toilet.

- Upstairs: a landing serving three beautiful bedrooms and a large bathroom.

The whole is built on an enclosed and wooded plot of 1500 m2 with many fruit trees, a well and a field of 8180 m2.

Many outbuildings are also located on the property, a small guest house of 28 m2, a stable, a garage of more than 25 m2 and a barn with its convertible attic of 40 m2.

Heating by heat pump and wood, PVC double-glazed windows.

A property to discover without further delay.



Apologies for the triangle overlay on the images, this particular agent is in a very competitive sector and wishes to protect their images from being copied. If you want to see clean images of this listing simply Make an Enquiry and we will respond.

The department of Gironde is the home to some of the world's most celebrated vineyards in the wine region of Bordeaux, such as those in Medoc west of the river Gironde and towards the more hilly area of St-Emilion. Agriculture is important to the economy and you will see grapes, kiwi fruit, strawberries and prunes growing everywhere.

Around Bergerac many tobacco fields are found and the forests of Landes produce a large quantity of timber for flooring, roofing and cladding.

Arcachon is famous throughout France for its oysters and it is possible to see the oyster beds most days at low tide. Property in the region is well sought after and many houses are a "villa" style reminiscent of the houses further south.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

Good

وضعیّت:

اطلاعات عمومی

3

اتاق خواب:

2

اتاق خواب:

1500 متر

زیر بنا:



IMLIX

بازار املاک و مستغلات IMLIX  
<https://www.imlix.com/fa/>

### Utility details

Heating:

بله

### Lease terms

Date Available:

### Contact information

IMLIX ID:

IX6.524.425

