



## FOR SALE - 5-room farmhouse with 3620m<sup>2</sup> of land -



### Ügynök információ

|            |  |
|------------|--|
| Név:       | ArKadia  |
| Cégnév:    |  |
| Ország:    | United Kingdom   |
| Telefon:   |  |
| Languages: | Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish |

### Hirdetés részletei

|           |                |
|-----------|----------------|
| Ingatlan: | Eladó          |
| Ár:       | USD 217,180.43 |

### Elhelyezkedés

|                        |                      |
|------------------------|----------------------|
| Ország:                | France               |
| Állam/Régió/Tartomány: | Centre-Val de Loire  |
| Város:                 | Bordeaux-en-Gâtinais |
| Irányítószám:          | 45340                |
| Feladta:               | 2024. 09. 22.        |

#### Leírás:

Discover this charming stone property, ideally located in Bordeaux-en-Gâtinais, close to all amenities (schools, shops, etc.) and only 1 hour 15 minutes from Paris (Porte d'Orléans).

Main house (135m<sup>2</sup>): Ground floor: entrance, friendly living room with fireplace, fitted kitchen, 2 bedrooms, shower room and separate toilet.

Upstairs: 2 large bedrooms (20m<sup>2</sup>) and a bathroom to be finished (with toilet).

#### Outbuildings:

Cellar, garage, barn (59m<sup>2</sup>), workshop (56m<sup>2</sup>), woodshed.

Large covered terrace (67m<sup>2</sup>), ideal for enjoying the outdoors.

#### Land:

3620m<sup>2</sup> wooded park, offering peace and greenery.

#### Additional assets:

Peaceful countryside environment.

Significant development potential.

Ideal for a family or a gîte project.

#### Technical aspects:

Individual sanitation.

Electric heating.

DPE carried out on 05/28/2024.

#### Additional information:

Price: 205,000 EURuros

Fees payable by the seller.



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Natural risks: Visit the Géorisques website:

To visit, contact:

IDIMMO Real Estate Agency - 30 rue du vingt et un août 45490 LORCY

PURCHASE - SALE - FREE VALUATION NOTICE

OPEN Tuesday to Saturday from 9:30 a.m. to 7 p.m. Customer reception ONLY by appointment

Jauffrey RICHARD (EI) Commercial agent registered with the RSAC of Orléans under number

2011AC00090

## Gyakori

|                    |         |
|--------------------|---------|
| Hálósobák:         | 4       |
| Fürdőszobák:       | 2       |
| Kész négyzetméter: | 135 nm  |
| Telekméret:        | 3620 nm |

## Energy efficiency

|  |     |
|--|-----|
| Energy Use (kWh/m <sup>2</sup> /year): | 470 |
|--|-----|

## Building details

|          |     |
|----------|-----|
| Parking: | Yes |
|----------|-----|

## Lease terms

Date Available:

## További információ

|               |   |
|---------------|---|
| Weboldal URL: | <a href="http://www.arkadia.com/PFYR-T192359/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/PFYR-T192359/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a> |
|---------------|---|

## Contact information

|           |                    |
|-----------|--------------------|
| IMLIX ID: | 1688-195-idiric742 |
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