



## TWO CHARACTER HOUSES!



### Informazioni sull'Agente

Nome:	ArKadia
Nome della ditta:	
Nazione:	United Kingdom
Telefono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 449,000

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Massignac
Cap:	16310
Pubblicato:	06/02/2024

### Descrizione:

On the edge of a small, quiet hamlet, surrounded by a beautiful rural area decorated with multiple lakes, two superb houses in a beautiful enclosed park of 5500 m<sup>2</sup> with a beautiful heated swimming pool and poolhouse. Two individual properties of character, one with 3 bedrooms and 3 bathrooms, the other with 2 bedrooms and 2 bathrooms. Each property is so well presented that the possibility is real of being able to use one as a main house and the second as a gite or long term rental. The largest house, full of charm and authenticity, consists of a large living room with stove, dining room, equipped kitchen, covered terrace, office, bedroom, bathroom and workshop on the ground floor . On the first floor there are 2 other bedrooms, each with their spacious bathroom. The second property has an open plan lounge/dining/kitchen with stove on the ground floor and 2 pretty bedrooms each with its own shower room on the first floor. The two houses are connected by a garage (two cars, 2 electric doors), so they are completely independent. The well-kept garden, dotted with shrubs and fruit trees, overlooks the neighboring lake and houses the beautiful swimming pool with electric shutter, a jacuzzi on the covered terrace and a poolhouse with summer kitchen and WC a second independent garage is temporarily used as a workshop. Wooden frames, double glazing, Viessmann oil central heating in the large house (partly on the ground), electric radiators in the smaller house, the result of a total renovation between 2012 and 2016. Quality/Price at the TOP!!

Condizione:	Good
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### Comune

Camere da letto:	5
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Bagni: 5  
Finito piedi quadrati: 314 mq  
Dimensione del lotto: 5615 mq

### Room details

Total rooms: 9  
Indoor Features: Fitted kitchen

### Utility details

Heating Fuel: Electric

### Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 131

### Building details

Parking: Sì  
Number of Garages: 1  
Outdoor Amenities: Pool  
Numero di piani: 1

### Lease terms

Date Available:

### Informazioni aggiuntive

URL del sito: [http://www.arkadia.com/TXNV-T17265/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/TXNV-T17265/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

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