



## Vaste propriété au coeur d'un parc de plus de 9000m2



### 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:	USD 502,251.54

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Montcaret
Cap:	24230
Pubblicato:	16/02/2024

#### Descrizione:

Situated in a charming commune just 10 minutes from Castillon la Bataille, this property offers an ideal setting for those looking for a peaceful, country lifestyle but not far from all amenities.

Nestling in the heart of a vast park of more than 9000 m<sup>2</sup>, this house has 280 m<sup>2</sup> of living space. Dating from 1975, this house has a vast living room with fireplace, a fitted kitchen, 6 bedrooms, 2 bathrooms and a shower room. A separate flat can be converted on the garden level.

Basement garage and storage area.

The 12 x 6 m swimming pool has a recent liner, bubble cover and security fence.

After some refurbishment work, this house has the potential to become a superb family home.

#### Technical details:

- Attic insulated with blown-in wool
- Cellar insulated with polystyrene panels
- Oil-fired central heating
- Single-glazed joinery
- Mains drainage
- Alarm system



---

Nearby primary and secondary schools, shops and train station.

Costruito: 1975

## Comune

Camere da letto: 6  
Finito piedi quadrati: 260 mq  
Dimensione del lotto: 9079 mq

## Room details

Total rooms: 9

## Utility details

Heating Fuel: Oil

## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 148

## Lease terms

Date Available:

## Informazioni aggiuntive

URL del sito: [http://www.arkadia.com/AGHX-T528753/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/AGHX-T528753/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 1123001

