



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



### Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 502,251.54

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Montcaret
Postcode:	24230
Geplaatst:	16-02-2024

### Omschrijving:

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 m2, this house has 280 m2 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.



Gebouwd: 1975

## Algemeen

Slaapkamers: 6  
Afgewerkte vierkante meter: 260 m<sup>2</sup>  
Lot Afmeting: 9079 m<sup>2</sup>

## 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:

## Additionele informatie

Website URL: [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

