



## Stone Country House - 3 Bedrooms - 24230 Montcaret



### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: EUR 170,000

### Location

Country: France  
State/Region/Province: Nouvelle-Aquitaine  
City: Montcaret  
ZIP code: 24230  
Posted: Jul 10, 2024

### Description:

This beautiful stone house is located in a very quiet hamlet. It is 3 minutes from the train station, and 3 minutes from the shops so an ideal location. Old house, renovated during the 70s, it is in very good condition, very well maintained and very bright. It will take some work to bring it up to date, but it must be said that it is immediately habitable. She offers you: Entrance 8.2m<sup>2</sup> - Equipped kitchen 11m<sup>2</sup> - Large living room with insert 52m<sup>2</sup> - Separate WC - Bedroom 9.2m<sup>2</sup> - Bedroom 10.2m<sup>2</sup> - Bedroom 10.2m<sup>2</sup> with Bathroom 6m<sup>2</sup> - Bathroom 4.5m<sup>2</sup> - Workshop 35m<sup>2</sup> - Outside a pretty garden of 1283m<sup>2</sup> with garage and small summer kitchen with BBQ. Electric gate, Oil heating, Roof in very good condition. Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

Built: 1900

### Common

Bedrooms: 3  
Bathrooms: 1  
Finished sq. ft.: 120 sq m  
Lot Size: 1283 sq m

### Room details

Total rooms: 5  
Indoor Features: Fitted kitchen



## Utility details

Heating Fuel: Oil

## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 307

## Building details

Number of Garages: 1

Number of Floors: 1

## Lease terms

Date Available:

## Additional information

Website URL: [http://www.arkadia.com/GKAD-T67686/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/GKAD-T67686/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 354\_34617

