



PROPERTY with 2,6HA!



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: USD 572,510.73

Location

Country: France
State/Region/Province: Nouvelle-Aquitaine
City: Rougnac
ZIP code: 16320
Posted: Aug 23, 2024

Description:

Near a small village, 15 minutes from Villebois-Lavalette, 35 minutes from the Angouleme LGV station, and one hour from Perigueux, this quiet green setting offers a property surrounded by a wooded garden, a wood, two enclosed parks, one of which is equipped with a box to accommodate two horses, a spring and a river on a plot of 2.62 hectares. The architect-designed house of 189 m² offers on the ground floor an entrance, a living room of 35m², very bright thanks to the bay windows (overlooking the terrace and a very clear view of the parks and the river), a toilet, a first kitchen of 24.30m² including a dining area, a second kitchen of 12.40m² leads to the summer kitchen on a covered terrace, a master suite with its bathroom and toilet. Upstairs the deserted corridor has a second bedroom, a third bedroom, a fourth bedroom or dressing room, a bathroom and a toilet. In the basement, there is a heated storage space, a large room of 29.17 m² ideal for a children's playroom, or workshop or work space, or large storage space, a dressing room/boiler room, an office and a laundry room. . High up near the woods, blending into nature, about 50 meters from the house, with its access path an 80m² shed with sliding gate 3.50 high allows you to accommodate campers, or boats or fodder storage or established. This includes electricity and water (sink). The property offers quality services that are rare on the market. Very well maintained, the house does not require any work. Central heating with new heat pump and new gas heating, double-glazed PVC windows, compliant sanitation, water softener, electric gate, enclosed meadows with electric fence. An exceptional property in an exceptional setting!!

Common

Bedrooms: 4



Bathrooms: 2
Finished sq. ft.: 245 sq m
Lot Size: 26000 sq m

Room details

Total rooms: 6
Indoor Features: Fitted kitchen

Utility details

Heating Fuel: Gas

Energy efficiency

Energy Use (kWh/m²/year): 143

Building details

Parking: Yes
Number of Garages: 1
Number of Floors: 2

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/TXNV-T18042/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 12018346534

