



FOR SALE - 5-room farmhouse with 3620m² of land -



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 199,500

Location

Country: France
State/Region/Province: Centre-Val de Loire
City: Bordeaux-en-Gâtinais
ZIP code: 45340
Posted: Sep 22, 2024

Description:

Discover this charming stone property, ideally located in Bordeaux-en-Gâtinais, close to all amenities (schools, shops, etc.) and only 1 hour 15 minutes from Paris (Porte d'Orléans).

Main house (135m²): Ground floor: entrance, friendly living room with fireplace, fitted kitchen, 2 bedrooms, shower room and separate toilet.

Upstairs: 2 large bedrooms (20m²) and a bathroom to be finished (with toilet).

Outbuildings:

Cellar, garage, barn (59m²), workshop (56m²), woodshed.

Large covered terrace (67m²), ideal for enjoying the outdoors.

Land:

3620m² wooded park, offering peace and greenery.

Additional assets:

Peaceful countryside environment.

Significant development potential.

Ideal for a family or a gîte project.

Technical aspects:

Individual sanitation.

Electric heating.

DPE carried out on 05/28/2024.

Additional information:

Price: 205,000 EURuros



Fees payable by the seller.

Natural risks: Visit the Géorisques website:

To visit, contact:

IDIMMO Real Estate Agency - 30 rue du vingt et un août 45490 LORCY

PURCHASE - SALE - FREE VALUATION NOTICE

OPEN Tuesday to Saturday from 9:30 a.m. to 7 p.m. Customer reception **ONLY** by appointment

Jauffrey RICHARD (EI) Commercial agent registered with the RSAC of Orléans under number 2011AC00090

Common

| | |
|-------------------|-----------|
| Bedrooms: | 4 |
| Bathrooms: | 2 |
| Finished sq. ft.: | 135 sq m |
| Lot Size: | 3620 sq m |

Energy efficiency

| | |
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| Energy Use (kWh/m ² /year): | 470 |
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Building details

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| Parking: | Yes |
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Lease terms

Date Available:

Additional information

| | |
|--------------|---|
| Website URL: | http://www.arkadia.com/PFYR-T192359/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM |
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Contact information

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| IMLIX ID: | 1688-195-idiric742 |
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