



## Wunderschönes Girondine-Haus mit angeschlossenem Gästehaus u



### Informações do Revendedor

Name:	ArKadia
Nome da Empresa:	
País:	Reino Unido
Telefone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 742,458.8

### Localização

Country:	França
State/Region/Province:	Nouvelle-Aquitaine
Cidade:	Montcaret
CEP:	24230
Adicionado:	23/06/2024

#### Informação adicional:

Beautiful Girondine style Maison de Maitre on the edge of a sought-after village between Bergerac and Bordeaux and 15km from Saint Emilion.

This beautiful house is located in a quiet area, and it is completely renovated with quality materials. The property offers you a main house of approximately 250 m<sup>2</sup> with a large entrance, a large living room with insert in the fireplace, a large, very bright living room also with insert, a separate kitchen opening onto an outdoor terrace, a pantry, a laundry room with a water softener, three toilets, a shower room, a bathroom, four bedrooms, an easily convertible attic and a garage.

At the back of the house you will find a Guest House of approximately 55 m<sup>2</sup>. With it's own private terrace this can be used immediately as a gîte. It is composed of a living room with an open kitchen, a toilet and a bedroom with a bathroom and an office space.

All on a plot of 2588 m<sup>2</sup> fenced, planted with trees with a well, a workshop and a studio, currently used for Yoga classes, that can be used for an independent, liberal activity, an office or an additional bedroom as well as a magnificent heated salt swimming pool . 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)

Construído:	1900
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### Comum

Quartos de dormir:	5
Banheiro:	1



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Pés quadrados acabados: 305 m<sup>2</sup>  
Tamanho do lote: 2500 m<sup>2</sup>

### Room details

Total rooms: 8  
Indoor Features: Fitted kitchen

### Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 169

### Building details

Outdoor Amenities: Pool  
Número de pisos: 2

### Lease terms

Date Available:

### Informação adicional

URL do site: [http://www.arkadia.com/GKAD-T68753/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/GKAD-T68753/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

IMLIX ID: 354\_34916

