



## Jolie maison de village sur terrain de 1260 m2



### 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 169,301.89

### Localização

Country:	França
State/Region/Province:	Nouvelle-Aquitaine
Cidade:	Saint-Leon-sur-l'Isle
CEP:	24110
Adicionado:	06/09/2024

#### Informação adicional:

Located in Saint Léon-sur-l'Isle, 20 minutes from Périgueux, 30 minutes from Bergerac and 1 h 15 from Bordeaux, access A 89 nearby. In a quiet residential area, close to shops, train station, schools. Good quality construction from the 70s, built on flat land. It is possible to make two accommodations or to consider a professional activity thanks to its finished basement. Some small works are to be expected. It is composed on the ground floor: An entrance to living room with insert fireplace, a bedroom with terrace access, a shower room, a toilet, a fitted kitchen, a laundry room, a heated veranda opening onto a terrace.

Floor: Entrance hall, living room/lounge with large balcony, separate kitchen, 3 bedrooms with fitted wardrobes, shower room, separate wc.

The attic with its traditional framework can be converted.

City gas heating by radiators on the ground floor and by the floor upstairs.

Double-glazed carpentry with shutters on the ground floor and single wooden glazing with shutters upstairs, except the sliding window door in the living room on the first floor, double-glazed with motorized rolling shutter.

Outside, a beautiful flat land with nice trees, semi-buried swimming pool, vegetable garden, well, garage with workshop and lean-to, motorized gate, mains drainage. great development potential for this large family home.

To visit without delay.

Construído:	1968
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## Comum

Quartos de dormir:	4
Banheiro:	2
Pés quadrados acabados:	190 m <sup>2</sup>
Tamanho do lote:	1260 m <sup>2</sup>

## Room details

Total rooms:	6
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## Energy efficiency

Energy Use (kWh/m <sup>2</sup> /year):	243
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## Building details

Parking:	Sim
Outdoor Amenities:	Pool

## Lease terms

Date Available:

## Informação adicional

URL do site:	<a href="http://www.arkadia.com/AGHX-T498346/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/AGHX-T498346/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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## Contact information

IMLIX ID:	1011518
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