



## Magnificent Detached Country House



### Информация об агенте

Название:	David Evans
Название компании:	Cle France Ltd
Страна:	Великобритания
Experience since:	
Тип услуг:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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### Детали объявления

Недвижимость:	На продажу
Цена:	EUR 230,000

### Местоположение

Страна:	Франция
Область:	Centre-Val de Loire
Город:	Saint-Maurice-sur-Aveyron
Почтовый индекс:	45230
Добавлено:	24.12.2024
Описание:	

Magnificent Detached Country House, about fifteen minutes from the nearest train station and five minutes from all amenities, come and discover this magnificent country house with lots of charm with a living area of 119 m2.

- Ground floor: you will find a bright living room with its fireplace, a kitchen, a laundry room and a separate toilet.

- Upstairs: a landing serving three beautiful bedrooms and a large bathroom.

The whole is built on an enclosed and wooded plot of 1500 m2 with many fruit trees, a well and a field of 8180 m2.

Many outbuildings are also located on the property, a small guest house of 28 m2, a stable, a garage of more than 25 m2 and a barn with its convertible attic of 40 m2.

Heating by heat pump and wood, PVC double-glazed windows.



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A property to discover without further delay.

Apologies for the triangle overlay on the images, this particular agent is in a very competitive sector and wishes to protect their images from being copied. If you want to see clean images of this listing simply Make an Enquiry and we will respond.

The department of Gironde is the home to some of the world's most celebrated vineyards in the wine region of Bordeaux, such as those in Medoc west of the river Gironde and towards the more hilly area of St-Emilion. Agriculture is important to the economy and you will see grapes, kiwi fruit, strawberries and prunes growing everywhere.

Around Bergerac many tobacco fields are found and the forests of Landes produce a large quantity of timber for flooring, roofing and cladding.

Arcachon is famous throughout France for its oysters and it is possible to see the oyster beds most days at low tide. Property in the region is well sought after and many houses are a "villa" style reminiscent of the houses further south.

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We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

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Состояние:

Good

## Общие

Спальни:	3
Ванные комнаты:	2
Площадь участка:	1500 кв м



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## Utility details

Heating: да

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.524.425

