



## Maison de charme en pierre à Libourne (quartier Condat)



### Agenten-Info

|                 |                                                                                                  |
|-----------------|--------------------------------------------------------------------------------------------------|
| Name:           | ArKadia                                                                                          |
| Name der Firma: |                                                                                                  |
| Land:           | Vereinigtes Königreich                                                                           |
| Telefon:        |                                                                                                  |
| Sprachen:       | Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish |

### Anzeigen-Details

|                |                |
|----------------|----------------|
| Immobilie für: | Kaufen         |
| Preis:         | USD 534,333.77 |

### Standort

|                       |                    |
|-----------------------|--------------------|
| Land:                 | Frankreich         |
| Staat/Region/Provinz: | Nouvelle-Aquitaine |
| Stadt:                | Libourne           |
| Postleitzahl:         | 33500              |
| Veröffentlicht:       | 26.06.2025         |

### Beschreibung:

Dreaming of a peaceful living environment just steps from all amenities?

Discover this 160 m<sup>2</sup> stone house, semi-detached on one side, ideally located in a leafy residential area, less than 5 minutes from Libourne train station (TER + LGV to Bordeaux in 20 minutes). Its features will captivate you from the very first visit:

- Spacious, dual-aspect living space with a modern kitchen, living room, and dining room
- High-end pellet stove for economical comfort
- 4 bright bedrooms, including 2 on the ground floor – single-story living possible
- Master suite with corner bathtub
- Upstairs: 2 bedrooms, modern bathroom, and separate toilet
- Fluid layout, generous volumes, and preserved character

### Outside: a haven of peace

- Two terraces (front and rear) to enjoy peace and quiet in complete privacy
- Cozy garden in a wooded setting
- Motorized gate, private enclosed parking

### A strategic location for family life

- Nursery and elementary schools less than 100m away
- Middle and high schools easily accessible



- A stone's throw from a nature reserve for nature walks, sports, or relaxation

Gebaut: 1900

## Allgemein

Schlafzimmer: 4  
Badezimmer: 2  
Fertige m<sup>2</sup>: 160 m<sup>2</sup>  
Grundstücksgröße: 351 m<sup>2</sup>

## Zimmerdetails

Zimmer insgesamt: 6

## Energieeffizienz

Energieverbrauch in  
kWh/(m<sup>2</sup>·a): 170

## Mietbedingungen

Verfügbar ab:

## Zusätzliche Informationen

URL der Website: [http://www.arkadia.com/AGHX-T640684/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/AGHX-T640684/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Kontaktinformation

IMLIX ID: 1472928

