



## listing



### 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 186,891.59

### Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Mirambeau
Veröffentlicht:	04.11.2025

### Beschreibung:

This is a fantastic opportunity to purchase a deceptively spacious 3 bed villa with potential to easily increase the living space to 4 or 5 bedrooms (subject to necessary permissions). This well positioned property is within just 10 minutes walking distance of the local amenities, which include bars, restaurant, boulangerie, supermarket, garden centre and so much more. Just minutes to the A10 and only 60km from Bordeaux international airport, this property is a fantastic location for the price. This is a great lock up and leave property or somewhere to make your home. The entrance hall, with it's large double door storage/cloak cupboard and a woodburner, leads into spacious light and airy living space. With 2 sets of French doors and a large portrait window looking out onto the front garden, this room doesn't fail to impress. The kitchen, with large fully opening window looking over the tree lined back garden, has a fitted kitchen with gas hob and extractor hood and an under counter oven. Adjoining the kitchen, there is a large laundry/utility room which gives access to the back garden and a fully floored loftspace, of approximately 35m<sup>2</sup>, which can be used for storage or as a snug, as it has it's own window. There are 2 bedrooms that have double doors opening onto the front terrace and a third bedroom which looks onto the back garden. There is a family bathroom with separate WC. In addition to a metal garage of approximately 25m<sup>2</sup> there is an attached garage of about 45m<sup>2</sup> which could easily be converted to be made part of the house and increase the living space, reconfiguring the property to add an additional 2 rooms and shower room (subject to necessary permissions). There is a good size private rear garden, lined by trees, with plenty of room for a pool (subject to necessary permissions). This house is great value for money with so much potential and is in a fantastic location too. Don't miss out and book a viewing today. Images in this listing have been digitally staged for illustrative purposes only. Furniture, décor, and alterations shown do not reflect the actual condition and are not included in the sale unless stated. The



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property is sold as described in the listing. Price including agency fees : 162 000 € Price excluding agency fees : 150 000 € Buyer commission, tax included: 8%

## Allgemein

Schlafzimmer: 3  
Badezimmer: 1  
Fertige m<sup>2</sup>: 106 m<sup>2</sup>  
Grundstücksgröße: 2540 m<sup>2</sup>

## Gebäudedetails

Außen-Ausstattung: Pool

## Mietbedingungen

Verfügbar ab:

## Zusätzliche Informationen

URL der Website: [http://www.arkadia.com/MLSM-T8615/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T8615/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Kontaktinformation

IMLIX ID: bvi77327

