



Vue exceptionnelle pour cette jolie villa sans travaux



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 275,028.67

Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	La Reole
Postleitzahl:	33190
Veröffentlicht:	13.01.2026

Beschreibung:

Almost 30 minutes from Bordeaux by regional train (TER), 5 minutes from the A62 motorway, in the heart of La Réole, a rapidly developing town of Art and History, close to the train station, shops, and schools, in a highly sought-after area, you'll be charmed by this lovely 130 m² house with a garden offering breathtaking views of the old town.

This pretty, well-maintained 1970s villa features a spacious and bright living room with a large bay window opening onto a balcony and offering magnificent views of the Garonne plain. The adjoining kitchen is fully equipped and could easily be opened up to the living room. You'll also find two bedrooms and a bathroom on this level. The entire floor has been recently renovated and offers a pleasing overall harmony.

The basement holds some pleasant surprises: a third bedroom, a second shower room, an office, and a large living room with a kitchen area. This could easily be converted into a separate living space, ideal for a rental investment, for example. The enclosed, beautifully landscaped and well-maintained garden offers an ideal relaxation space with its exposed aggregate concrete terrace of over 50 m².

Ideally located, equipped with double-glazed windows, a recently installed mains gas boiler, a sound roof, and solid construction, this house offers all modern comforts without requiring any additional work.

Gebaut:	1970
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Allgemein

Schlafzimmer:	3
Badezimmer:	2
Fertige m ² :	130 m ²
Grundstücksgröße:	680 m ²

Zimmerdetails

Zimmer insgesamt:	6
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Energieeffizienz

Energieverbrauch in kWh/(m ² ·a):	118
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Gebäudedetails

Parkplatz:	Ja
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Mietbedingungen

Verfügbar ab:

Zusätzliche Informationen

URL der Website:	http://www.arkadia.com/AGHX-T697104/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM
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Kontaktinformation

IMLIX ID:	1575259
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