



## Rare?! Spacieuse maison avec logement indépendant et grand jardin



### 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 234,580.27

### Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	La Reole
Postleitzahl:	33190
Veröffentlicht:	16.01.2026

### Beschreibung:

Nearly 30 minutes from Bordeaux by regional train, 5 minutes from the A62, in La Réole, a town of art and history, close to shops and schools (primary, middle, and high schools), come discover this superb and spacious villa of 125 m<sup>2</sup> per level on a large plot with no overlooked views. Arranged over two levels, each accessible on one level, it offers numerous possibilities.

A vast entrance hall, enhanced by genuine travertine flooring, leads you to a large and bright living room, a kitchen, and a dining room with a fireplace, offering you a living space of almost 70 m<sup>2</sup>. This garden level also offers a spacious bathroom and three large bedrooms, two of which open onto the terrace and landscaped garden.

On the ground floor, there is also a large renovated 90 m<sup>2</sup> apartment. This opportunity offers multiple possibilities, such as independent accommodation for a family, seasonal or annual rental, with a large living space of over 30 m<sup>2</sup> with bay windows, two bedrooms, a bathroom, kitchen, and a dressing room. It could also be suitable for a professional space (self-employed, craftsman).

Renovation is necessary, but the potential is immense: a loft space for a convertible floor, the possibility of creating guest rooms and thus optimizing profitability.

A rare, complete, and flexible property, in the heart of a privileged setting.

Gebaut:	1970
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### Allgemein

Schlafzimmer:	5
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Badezimmer: 2  
Fertige m<sup>2</sup>: 250 m<sup>2</sup>  
Grundstücksgröße: 1714 m<sup>2</sup>

### Zimmerdetails

Zimmer insgesamt: 8

### Energieeffizienz

Energieverbrauch in kWh/(m<sup>2</sup>·a): 187

### Gebäudedetails

Parkplatz: Ja

### Mietbedingungen

Verfügbar ab:

### Zusätzliche Informationen

URL der Website: [http://www.arkadia.com/AGHX-T700710/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/AGHX-T700710/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Kontaktinformation

IMLIX ID: 1587507

