



T8 au calme, de plain pied, piscine,garage de 90m²



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 791,987.11

Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Léognan
Postleitzahl:	33850
Veröffentlicht:	27.01.2026

Beschreibung:

Rare property, 3500 euros/m², close to amenities and quiet, come to discover this villa T8 of 193 m² on one level and not attached with swimming pool without opposite, secured by a removable dome, and with garage of 90 m² on a beautiful plot of + 1700 m². DPE in C. This house is perfect for combining family life and professional life because this dwelling allows to practice a liberal activity - office thanks to its large parking area and its building divided into 2. One can also make 2 separate dwellings without work with two separate T4s.

You will be charmed by its large entrance hall with many walk-in closets, its large bright living room - dining room with fireplace and open kitchen equipped, 6 spacious bedrooms converted into 2 independent spaces, 2 bathrooms with walk-in shower, its 2 independent WC in the 2 corners nights, its isolated cellar and its laundry room.

Outside you can enjoy a large secure pool, a terrace, a beautiful park with integrated irrigation and a large garage of 90 m² that can be converted into an outbuilding.

The +: quiet, DPE C, on one level, not terraced, secure swimming pool, not overlooked, 6 bedrooms from 11 to 17 m² (4 bedrooms over 13.6 m²) garage of 90 m². Integrated watering (well). Possibility liberal profession, office, offices.



You can reach me from 9am to 8pm, 7 days a week.

Ps: do not rely on the location on certain sites.

Gebaut: 1963

Allgemein

Schlafzimmer: 6
Badezimmer: 2
Fertige m²: 193 m²
Grundstücksgröße: 1723 m²

Zimmerdetails

Zimmer insgesamt: 8

Energieeffizienz

Energieverbrauch in kWh/(m²·a): 179

Gebäudedetails

Parkplatz: Ja
Anzahl der Garagen: 1
Außen-Ausstattung: Pool

Mietbedingungen

Verfügbar ab:

Zusätzliche Informationen

URL der Website: http://www.arkadia.com/AGHX-T703846/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Kontaktinformation

IMLIX ID: 1593216

