



## Du caractère, un cadre de vie agréable et de multiples opportunités à saisir.



### 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 99,746.49

### Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	La Reole
Postleitzahl:	33190
Veröffentlicht:	31.03.2026

### Beschreibung:

This charming 95 m<sup>2</sup> residence is ideally located in the heart of La Réole, City of Art and History. In the immediate vicinity of shops, schools, and only a 5-minute walk from the train station, it benefits from a privileged location.

It benefits from an unobstructed view of a square, and brings a very beautiful luminosity to all the rooms. It consists of a large entrance on the ground floor, and upstairs a bright living room, two bedrooms, a bathroom and a kitchen-diner. The house is distinguished by its original parquet floors and marble fireplaces. The attic, which can be converted over 30 m<sup>2</sup>, offers considerable potential for extension. Two large garages, of 35 and 60 m<sup>2</sup>, valuable assets in the city center, are ideal for considering a workshop, a renovation or any other project.

Although the house requires a major refresh, it represents a great opportunity. It could also interest investors looking for a property for rental accommodation, thanks to its sought-after location and its many development possibilities.

The recent double-glazed frames and the city gas heating are all assets that make this house full of character a pleasant place to live with multiple opportunities to seize.

Gebaut:	1900
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### Allgemein

Schlafzimmer:	2
Badezimmer:	1



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Fertige m<sup>2</sup>: 95 m<sup>2</sup>  
Grundstücksgröße: 113 m<sup>2</sup>

### Zimmerdetails

Zimmer insgesamt: 4

### Energieeffizienz

Energieverbrauch in kWh/(m<sup>2</sup>·a): 423

### Gebäudedetails

Anzahl der Garagen: 1

### Mietbedingungen

Verfügbar ab:

### Zusätzliche Informationen

URL der Website: [http://www.arkadia.com/AGHX-T691112/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/AGHX-T691112/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Kontaktinformation

IMLIX ID: 1567367

