



## Maison spacieuse entièrement rénovée avec vue imprenable sur les Pyrénées – Proche Nérac (47600)



### 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 579,703.12 |

### Standort

|                       |                    |
|-----------------------|--------------------|
| Land:                 | Frankreich         |
| Staat/Region/Provinz: | Nouvelle-Aquitaine |
| Stadt:                | Nérac              |
| Postleitzahl:         | 47600              |
| Veröffentlicht:       | 09.04.2026         |

### Beschreibung:

For sale: Large, fully restored character house offering unobstructed views to the south and the Pyrenees, located just 4 minutes from Nérac (Lot-et-Garonne, Nouvelle-Aquitaine). Ideal as a primary residence, family home, or for a tourism project (already equipped with a gîte).

### Ground floor

Large, bright living room with wood-burning stove, open-plan fitted kitchen, and office area  
Covered terrace facing the pool, perfect for al fresco dining

### Separate cottage comprising:

- A dining room
- A living room with pellet stove
- A bedroom
- A shower room
- A fitted kitchen

### First floor (air-conditioned)

- 5 spacious bedrooms
- A multi-purpose room (office, playroom, etc.)
- A shower room with dressing area



Separate toilet  
Exterior and outbuildings

Approximately 1.4 hectares of landscaped grounds with trees

Adjoining outbuilding with:

Large garage  
Workshop + storage mezzanine  
Carport

Cellar housing:

Modern oil-fired boiler  
Thermodynamic water heater  
Swimming pool equipment room

Two working wells on the property

Located in a peaceful and unspoiled setting, this property combines the charm of the countryside with proximity to amenities. Nérac, a historic and vibrant town, is just a 4-minute drive away.

Contact me to arrange a visit or for more information!

Gebaut: 1870

## **Allgemein**

Schlafzimmer: 6  
Badezimmer: 2  
Fertige m<sup>2</sup>: 349 m<sup>2</sup>  
Grundstücksgröße: 14000 m<sup>2</sup>

## **Zimmerdetails**

Zimmer insgesamt: 10

## **Energieeffizienz**

Energieverbrauch in kWh/(m<sup>2</sup>·a): 66

## **Gebäudedetails**

Parkplatz: Ja

## **Mietbedingungen**

Verfügbar ab:

## **Zusätzliche Informationen**

URL der Website: [http://www.arkadia.com/AGHX-T725851/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_sourc](http://www.arkadia.com/AGHX-T725851/?utm_campaign=multicast&utm_medium=web&utm_sourc)



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**Kontaktinformation**

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