



## listing



## Στοιχεία μεσίτη

|                  |  |
|------------------|--|
| Όνομα:           | ArKadia  |
| Όνομα εταιρείας: |  |
| Χώρα:            | United Kingdom   |
| Τηλέφωνο:        |  |
| Languages:       | Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish |

## Στοιχεία καταχώρησης

|              |                |
|--------------|----------------|
| Ακίνητο για: | Πώληση         |
| Τιμή:        | USD 413,113.91 |

## Τοποθεσία

|                        |                    |
|------------------------|--------------------|
| Χώρα:                  | France             |
| Νομός/Περιοχή/Επαρχία: | Nouvelle-Aquitaine |
| Πόλη:                  | La Reole           |
| Δημοσιεύθηκε:          | 23/09/2025         |

## Περιγραφή:

Discover this magnificent chartreuse nestling in a green setting steeped in history, combining charm and practicality. Ideally located close to all amenities, it has everything you could wish for. On the ground floor, you'll be greeted by a vast, bright 75 m<sup>2</sup> living room, ideal for entertaining. A functional kitchen and three bedrooms, including a master suite, complete this level. The 150 m<sup>2</sup> attic is fully convertible (subject to necessary permissions) and offers exceptional potential for creating additional spaces to suit your needs, such as bedrooms, an office or a games room. An adjoining 120 m<sup>2</sup> outbuilding is accessible from the main house and also connects to a 150 m<sup>2</sup> basement, offering a wealth of potential uses. Outside, a large terrace running the full length of the house affords a bird's-eye view of the 1.1 hectares of landscaped parkland featuring majestic two-hundred-year-old trees, perfect for enjoying nature and outdoor activities. This property, full of charm and character, is ideal for a main residence, a second home or a gîte or guest house project (subject to necessary permissions). For more information or to arrange a viewing, contact us today. Price including agency fees : 353 000 € Price excluding agency fees : 333 019 € Buyer commission, tax included: 6 %

## Κοινά

|                               |           |
|-------------------------------|-----------|
| Κρεβατοκάμαρες:               | 3         |
| Μπάνια:                       | 2         |
| Τελειωμένα τετραγωνικά πόδια: | 185 τ.μ   |
| Μέγεθος αυλής:                | 11856 τ.μ |



## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Link: [http://www.arkadia.com/MLSM-T9088/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T9088/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: bvi78641

