



## Maison de charme 500 m<sup>2</sup> à Mézin (47170)



### 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 580,876.61

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Mezin
Ταχυδρομικός κωδικός:	47170
Δημοσιεύθηκε:	20/01/2026

#### Περιγραφή:

Exceptional location. Situated in Mézin (47170), this characterful house enjoys a prime location just 15 minutes from Nérac and 15 minutes from Condom, in a peaceful setting with breathtaking views of the countryside. The charming and authentic village of Mézin offers all amenities (shops, schools, services) for a perfect balance of both tranquility and convenience.

#### Size & layout

On a 728 m<sup>2</sup> plot, this 500 m<sup>2</sup> house consists of 9 rooms:

- Large, light-filled 60 m<sup>2</sup> living room
- 3 comfortable lounge rooms for flexible living spaces
- 4 spacious, luminous bedrooms
- 2 bathrooms and 3 toilets
- Separate office
- Insulated attic on the 2nd floor, offering considerable potential for conversion (additional bedrooms, master suite, relaxation area, etc.)

Perfect for an outdoor lifestyle, a generous outdoor space includes:

- Covered terrace for al fresco dining
- Covered balcony with countryside views
- Landscaped garden for relaxing moments, ideal for summer evenings and entertaining in all seasons.



## Modern amenities & comfort

- Central heating with mains gas (economical and environmentally friendly)
- Cellar, pantry, and laundry room for optimal storage
- Fiber optic internet
- Superbly renovated house, combining old-world charm with modern amenities

## Unique Advantages:

- Designed for entertaining: year-round capacity and reception areas
- Modular layout adaptable to the seasons
- Conveniently located: quick access to Nérac, Condom, and their services
- Potential for expansion thanks to the insulated attic

This exceptional house is ideal for families seeking space, lovers of period charm, or investors looking for a property with strong rental or tourism potential (gîtes, bed and breakfast).

Κατασκευάστηκε: 1850

## Κοινά

Κρεβατοκάμαρες: 4  
Μπάνια: 2  
Τελειωμένα τετραγωνικά πόδια: 500 τ.μ  
Μέγεθος αυλής: 728 τ.μ

## Room details

Total rooms: 9

## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 210

## Building details

Parking: Ναι

## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Link: [http://www.arkadia.com/AGHX-T701133/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/AGHX-T701133/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 1587504



IMLIX

IMLIX αγορά ακινήτων  
<https://www.imlix.com/el/>

---

