



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



### 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 99,447.69 |

### Τοποθεσία

|                        |                    |
|------------------------|--------------------|
| Χώρα:                  | France             |
| Νομός/Περιοχή/Επαρχία: | Nouvelle-Aquitaine |
| Πόλη:                  | La Reole           |
| Ταχυδρομικός κωδικός:  | 33190              |
| Δημοσιεύθηκε:          | 31/03/2026         |

### Περιγραφή:

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.

|                 |      |
|-----------------|------|
| Κατασκευάστηκε: | 1900 |
|-----------------|------|

### Κοινά

|                 |   |
|-----------------|---|
| Κρεβατοκάμαρες: | 2 |
| Μπάνια:         | 1 |



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Τελειωμένα τετραγωνικά  
πόδια: 95 τ.μ  
Μέγεθος αυλής: 113 τ.μ

### Room details

Total rooms: 4

### Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 423

### Building details

Number of Garages: 1

### Lease terms

Date Available:

### Επιπλέον πληροφορίες

Link: [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)

### Contact information

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