



## Maison et dépendances au centre d'un parc paysager de 5 000 m<sup>2</sup>



### 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:	EUR 172,000

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Mongauzy
Ταχυδρομικός κωδικός:	33190
Δημοσιεύθηκε:	01/04/2026

#### Περιγραφή:

Close to La Réole, a town of art and history, with easy access to the A62 motorway and the TER train station, and close to the village with essential shops and schools, come discover this lovely, perfectly maintained house of almost 110 m<sup>2</sup> set in the heart of a magnificent landscaped park of nearly 5,000 m<sup>2</sup>. This late 1960s villa offers a large, bright living room with a fireplace and wood-burning stove opening onto the kitchen and a hallway that can provide a living space of over 45 m<sup>2</sup>. On this level, you will also find two bedrooms and a large bathroom.

The basement offers some nice surprises: a third bedroom, a second bathroom, a spare kitchen, a workshop, and a huge garage. This could easily be converted into additional living space, especially since the house already has a second garage, a cellar, a pantry, and outbuildings totaling over 60 m<sup>2</sup>. The large, perfectly landscaped and maintained grounds offer a variety of settings, including an orchard, a vegetable garden, and a garden with a small decorative pond.

Ideally located, with double-glazed windows and a solid construction, this house is just waiting for a refresh to reveal its full potential and bring your projects to life with complete peace of mind.

Κατασκευάστηκε:	1968
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### Κοινά

Κρεβατοκάμαρες:	3
Μπάνια:	2
Τελειωμένα τετραγωνικά	107 τ.μ



πόδια:

Μέγεθος αυλής: 5152 τ.μ

### Room details

Total rooms: 4

### Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 268

### Lease terms

Date Available:

### Επιπλέον πληροφορίες

Link: [http://www.arkadia.com/AGHX-T670136/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/AGHX-T670136/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

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