



## MAISON GRADIGNAN MALARTIC BIEN PLACEE SANS VIS A VIS



### 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 351,142.46

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Gradignan
Ταχυδρομικός κωδικός:	33170
Δημοσιεύθηκε:	02/04/2026

### Περιγραφή:

Located in Gradignan, this charming house benefits from an ideal location in a peaceful area, close to shops, schools and bus lines 8 and 39.

Outside, the house is semi-detached on one side by the garage, on a plot of 312 m<sup>2</sup>. Facing south, the building includes a large adjoining garage of approximately 24 m<sup>2</sup>, a welcoming entrance and a garden to enjoy the sun's rays.

Inside, the 101 m<sup>2</sup> house consists of a spacious living-dining room opening onto the south-facing garden, an adjoining functional kitchen, 4 bedrooms upstairs (9.40 m<sup>2</sup>, 10.21 m<sup>2</sup>, 9.45 m<sup>2</sup>, 9.07 m<sup>2</sup>), a recently renovated bathroom and a dressing room with sink, which can easily be transformed into a toilet or shower room.

All the rooms are well distributed with the possibility of transforming the garage into a master suite on the ground floor if necessary.

Built in 1971 and well maintained, this residence offers a warm and functional space for a pleasant family life.

Do not hesitate to contact me for more information!!

Energy audit carried out with DPE in E.

Κατασκευάστηκε:	1971
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### Κοινά

Κρεβατοκάμαρες:	4
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Μπάνια: 1  
Τελειωμένα τετραγωνικά  
πόδια: 101 τ.μ  
Μέγεθος αυλής: 312 τ.μ

### Room details

Total rooms: 5

### Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 352

### Building details

Parking: Ναί

### Lease terms

Date Available:

### Επιπλέον πληροφορίες

Link: [http://www.arkadia.com/AGHX-T615625/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/AGHX-T615625/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

IMLIX ID: 1421879

