



Maison spacieuse entièrement rénovée avec vue imprenable sur les Pyrénées – Proche Nérac (47600)



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 494,000

Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Nérac
Ταχυδρομικός κωδικός:	47600
Δημοσιεύθηκε:	09/04/2026

Περιγραφή:

For sale: Large, fully restored character house offering unobstructed views to the south and the Pyrenees, located just 4 minutes from Nérac (Lot-et-Garonne, Nouvelle-Aquitaine). Ideal as a primary residence, family home, or for a tourism project (already equipped with a gîte).

Ground floor

Large, bright living room with wood-burning stove, open-plan fitted kitchen, and office area
Covered terrace facing the pool, perfect for al fresco dining

Separate cottage comprising:

- A dining room
- A living room with pellet stove
- A bedroom
- A shower room
- A fitted kitchen

First floor (air-conditioned)

- 5 spacious bedrooms
- A multi-purpose room (office, playroom, etc.)
- A shower room with dressing area



Separate toilet
Exterior and outbuildings

Approximately 1.4 hectares of landscaped grounds with trees

Adjoining outbuilding with:

Large garage

Workshop + storage mezzanine

Carport

Cellar housing:

Modern oil-fired boiler

Thermodynamic water heater

Swimming pool equipment room

Two working wells on the property

Located in a peaceful and unspoiled setting, this property combines the charm of the countryside with proximity to amenities. Nérac, a historic and vibrant town, is just a 4-minute drive away.

Contact me to arrange a visit or for more information!

Κατασκευάστηκε: 1870

Κοινά

Κρεβατοκάμαρες: 6

Μπάνια: 2

Τελειωμένα τετραγωνικά 349 τ.μ

πόδια:

Μέγεθος αυλής: 14000 τ.μ

Room details

Total rooms: 10

Energy efficiency

Energy Use (kWh/m²/year): 66

Building details

Parking: Ναί

Lease terms

Date Available:

Επιπλέον πληροφορίες

Link: http://www.arkadia.com/AGHX-T725851/?utm_campaign=multicast&utm_medium=web&utm_sourc



IMLIX

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

e=IMLIX.COM

Contact information

IMLIX ID:

1636235

