



Vue exceptionnelle pour cette jolie villa sans travaux



Info Agente

Nombre: ArKadia
Nombre empresa:
País: Reino Unido
Teléfono:
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Detalles del anuncio

Propiedad para: Venta
Precio: USD 264,034.82

Ubicación

País: Francia
Estado/Región/Provincia: Nouvelle-Aquitaine
Ciudad: La Reole
Código postal: 33190
Publicado: 13/01/2026

Descripción:

Almost 30 minutes from Bordeaux by regional train (TER), 5 minutes from the A62 motorway, in the heart of La Réole, a rapidly developing town of Art and History, close to the train station, shops, and schools, in a highly sought-after area, you'll be charmed by this lovely 130 m² house with a garden offering breathtaking views of the old town.

This pretty, well-maintained 1970s villa features a spacious and bright living room with a large bay window opening onto a balcony and offering magnificent views of the Garonne plain. The adjoining kitchen is fully equipped and could easily be opened up to the living room. You'll also find two bedrooms and a bathroom on this level. The entire floor has been recently renovated and offers a pleasing overall harmony.

The basement holds some pleasant surprises: a third bedroom, a second shower room, an office, and a large living room with a kitchen area. This could easily be converted into a separate living space, ideal for a rental investment, for example. The enclosed, beautifully landscaped and well-maintained garden offers an ideal relaxation space with its exposed aggregate concrete terrace of over 50 m².

Ideally located, equipped with double-glazed windows, a recently installed mains gas boiler, a sound roof, and solid construction, this house offers all modern comforts without requiring any additional work.

Fabricado: 1970



Común

Dormitorios:	3
Baños:	2
Pies cuadrados terminados:	130 m2
Tamaño del lote:	680 m2

Room details

Total rooms:	6
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Energy efficiency

Energy Use (kWh/m ² /year):	118
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Building details

Parking:	Sí
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Lease terms

Date Available:

Información adicional

URL sitio web:	http://www.arkadia.com/AGHX-T697104/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM
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Contact information

IMLIX ID:	1575259
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