



T8 au calme, de plain pied, piscine,garage de 90m²



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 791,987.11 |

Ubicación

| | |
|--------------------------|--------------------|
| País: | Francia |
| Estado/Región/Provincia: | Nouvelle-Aquitaine |
| Ciudad: | Léognan |
| Código postal: | 33850 |
| Publicado: | 27/01/2026 |

Descripción:

Rare property, 3500 euros/m², close to amenities and quiet, come to discover this villa T8 of 193 m² on one level and not attached with swimming pool without opposite, secured by a removable dome, and with garage of 90 m² on a beautiful plot of + 1700 m². DPE in C. This house is perfect for combining family life and professional life because this dwelling allows to practice a liberal activity - office thanks to its large parking area and its building divided into 2. One can also make 2 separate dwellings without work with two separate T4s.

You will be charmed by its large entrance hall with many walk-in closets, its large bright living room - dining room with fireplace and open kitchen equipped, 6 spacious bedrooms converted into 2 independent spaces, 2 bathrooms with walk-in shower, its 2 independent WC in the 2 corners nights, its isolated cellar and its laundry room.

Outside you can enjoy a large secure pool, a terrace, a beautiful park with integrated irrigation and a large garage of 90 m² that can be converted into an outbuilding.

The +: quiet, DPE C, on one level, not terraced, secure swimming pool, not overlooked, 6 bedrooms from 11 to 17 m² (4 bedrooms over 13.6 m²) garage of 90 m². Integrated watering (well). Possibility liberal profession, office, offices.



You can reach me from 9am to 8pm, 7 days a week.

Ps: do not rely on the location on certain sites.

Fabricado: 1963

Común

Dormitorios: 6
Baños: 2
Pies cuadrados terminados: 193 m²
Tamaño del lote: 1723 m²

Room details

Total rooms: 8

Energy efficiency

Energy Use (kWh/m²/year): 179

Building details

Parking: Sí
Number of Garages: 1
Outdoor Amenities: Pool

Lease terms

Date Available:

Información adicional

URL sitio web: http://www.arkadia.com/AGHX-T703846/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 1593216

