



Grande demeure de caractère avec local commercial dans le centre historique



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 393,118.51

Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	La Reole
Código postal:	33190
Publicado:	02/04/2026

Descripción:

Just 33 minutes from Bordeaux by regional train and 10 minutes from the A62, in the heart of the historic center of La Réole, a town of art and history, this superb stone residence of over 360 m² awaits you. Ideally located in the upper town, close to shops and schools (primary, middle, and high schools), it combines charm and enormous potential.

You will immediately be captivated by its spacious interior and its commercial space of over 100 m², currently operated as a traditional restaurant and overlooking a popular shopping street.

This house will captivate you with its beautiful features, such as high ceilings, beautiful parquet floors, exposed stone, authentic fireplaces, and period charm. Upstairs, a 53 m² living space opens onto a lovely, bright covered terrace. This level also includes a laundry room, a shower room, and a huge 38 m² bedroom. Access the second level via a splendid staircase, which offers two large bedrooms, each with its own bathroom. You'll also discover a fourth bedroom with direct access to a 20 m² south-facing terrace. A final level leads to a fifth bedroom of almost 23 m² and an attic.

With its prime location, two entrances, a nearly 20 m² garage, and a cellar, this home is a real opportunity. It will be ideal for many projects, whether for family or professional purposes.

Fabricado:	1850
------------	------

Común

Dormitorios:	4
Baños:	3



Pies cuadrados terminados: 363 m²
Tamaño del lote: 176 m²

Room details

Total rooms: 9

Energy efficiency

Energy Use (kWh/m²/year): 215

Lease terms

Date Available:

Información adicional

URL sitio web: http://www.arkadia.com/AGHX-T674061/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 1495692

