



## listing



### Information de l'agent

Nom: ArKadia  
Nom de compagnie:  
Pays: Royaume-Uni  
Téléphone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à: Vendre  
Prix: USD 421,082.91

#### Location

Pays: France  
État/Région/Province: Nouvelle-Aquitaine  
Ville: Nérac  
Soumis: 16/04/2025

#### Description:

Set in the heart of a sought-after district of Nérac, this charming residence is distinguished by its atypical layout, combining the authenticity of the old style with timeless elegance. Ready to welcome you, it offers a wide range of conversion possibilities, allowing you to personalize your living space as you wish. Built on a plot of over 800 m<sup>2</sup>, this property offers a generous 260 m<sup>2</sup> of living space. One of its major assets is on the second floor, where high ceilings, period fireplaces and wooden floors contribute to the authenticity of the space. This level comprises an entrance hall, three bedrooms, a living room, a sitting room, a shower room and a toilet. In addition, a 150 m<sup>2</sup> attic, accessible from this floor, offers interesting potential for creating new living spaces or creative projects. The distinctively styled first floor comprises an entrance hall, kitchen, bedroom, shower room and toilet, as well as practical storage facilities such as a laundry room and storeroom. This floor opens onto a vast 60 m<sup>2</sup> semi-covered terrace, ideal for sharing convivial moments while enjoying a breathtaking view over Nérac. The garden level offers a versatile space that can be converted into an office, workshop or additional living space, either independent or integrated. This floor also benefits from direct access to a vaulted cellar and garden, adding an extra dimension to the property. A garage completes the ensemble. Don't miss this unique opportunity to live in a house with character, combining authenticity, charm and freedom of layout. Price including fees: €365,000 Price excluding fees : 344 340 € 6% fees incl. VAT at buyer's expense

#### Commun

Chambres: 4  
Salle de bains: 2  
Pied carré fini: 260 m<sup>2</sup>



Dimesions du lot: 826 m<sup>2</sup>

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web: [http://www.arkadia.com/MLSM-T8640/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T8640/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: bvi77379

