



## listing



### Information de l'agent

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

### Détails de l'annonce

Propriété à: Vendre  
Prix: USD 229,576.71

#### Location

Pays: France  
État/Région/Province: Nouvelle-Aquitaine  
Ville: Nérac  
Soumis: 24/03/2026

#### Description:

House with basement on a flat, fenced plot of 2880 m<sup>2</sup>, located in a semi-residential area just a few minutes from Nérac, Lot et Garonne. On the ground floor, the house comprises a fitted kitchen, a lovely living room with fireplace (32m<sup>2</sup>) and French doors opening onto a lovely terrace (east). There are also two large bedrooms, both with en-suite bathrooms. On the garden level, there is a utility room, a games room and two further bedrooms. There is a 25m<sup>2</sup> garage. A wooded garden of 2880 m<sup>2</sup> and a secure 8x4 m swimming pool complete this pretty house, which requires some finishing and insulation work. Prix honoraires inclus : 199 000 € Prix honoraires exclus : 184 260 € Honoraires de 8% TTC à charge acquéreur

#### Commun

Chambres: 4  
Salle de bains: 1  
Pied carré fini: 131 m<sup>2</sup>  
Dimensions du lot: 2881 m<sup>2</sup>

#### Building details

Outdoor Amenities: Pool

#### Lease terms

Date Available:



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<https://www.imlix.com/fr/>

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## **Information additionnelle**

Lien URL du site web:

[http://www.arkadia.com/MLSM-T8453/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T8453/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID:

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