



## Rare?! Spacieuse maison avec logement indépendant et grand jardin



### Ügynök információ

Név:	ArKadia
Cégnév:	
Ország:	United Kingdom
Telefon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 234,580.27

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Nouvelle-Aquitaine
Város:	La Reole
Irányítószám:	33190
Feladta:	2026. 01. 16.

### Leírás:

Nearly 30 minutes from Bordeaux by regional train, 5 minutes from the A62, in La Réole, a town of art and history, close to shops and schools (primary, middle, and high schools), come discover this superb and spacious villa of 125 m<sup>2</sup> per level on a large plot with no overlooked views. Arranged over two levels, each accessible on one level, it offers numerous possibilities.

A vast entrance hall, enhanced by genuine travertine flooring, leads you to a large and bright living room, a kitchen, and a dining room with a fireplace, offering you a living space of almost 70 m<sup>2</sup>. This garden level also offers a spacious bathroom and three large bedrooms, two of which open onto the terrace and landscaped garden.

On the ground floor, there is also a large renovated 90 m<sup>2</sup> apartment. This opportunity offers multiple possibilities, such as independent accommodation for a family, seasonal or annual rental, with a large living space of over 30 m<sup>2</sup> with bay windows, two bedrooms, a bathroom, kitchen, and a dressing room. It could also be suitable for a professional space (self-employed, craftsman).

Renovation is necessary, but the potential is immense: a loft space for a convertible floor, the possibility of creating guest rooms and thus optimizing profitability.

A rare, complete, and flexible property, in the heart of a privileged setting.

Built:	1970
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### Gyakori

Hálószobák:	5
Fürdőszobák:	2



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Kész négyzetméter: 250 nm  
Telekméret: 1714 nm

### Room details

Total rooms: 8

### Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 187

### Building details

Parking: Yes

### Lease terms

Date Available:

### További információ

Weboldal URL: [http://www.arkadia.com/AGHX-T700710/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/AGHX-T700710/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

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