



## Baisse De Prix EYRANS



### 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 332,026.73 |

### Elhelyezkedés

|                        |                    |
|------------------------|--------------------|
| Ország:                | France             |
| Állam/Régió/Tartomány: | Nouvelle-Aquitaine |
| Város:                 | Eyrans             |
| Irányítószám:          | 33390              |
| Feladta:               | 2026. 03. 06.      |

### Leírás:

Located in Eyrans (33390), this property enjoys a peaceful and green setting, close to local amenities. The town offers a pleasant living environment, ideal for families seeking tranquility while remaining close to shops and essential services, including a daycare and hospital.

This spacious house sits on a 3,235 m<sup>2</sup> plot, including a carport for 3 cars and the possibility of installing a swimming pool. A second 60 m<sup>2</sup> house, with rental potential, completes this complex offering diverse opportunities.

The main residence of 189 m<sup>2</sup> comprises 9 rooms, including 5 bedrooms of 12 to 14 m<sup>2</sup>, an office, a 60 m<sup>2</sup> living room, a 17 m<sup>2</sup> fitted kitchen, 3 bathrooms, 3 toilets, a laundry room, and a 28 m<sup>2</sup> pantry. The interior offers generous, bright living spaces, ideal for accommodating a large family in a warm and functional setting.

The second 60m<sup>2</sup> house, which offers rental possibilities or family accommodation (parents), consists of a living room, a kitchen, a bathroom, a toilet, and a bedroom, but with the possibility of creating two more!

This second house is equipped with fiber optic internet, ideal for remote working and children's play areas.

**THIS PROPERTY IS A MUST-SEE!**

Built: 1948



## Gyakori

|                    |         |
|--------------------|---------|
| Hálósobák:         | 5       |
| Fürdőszobák:       | 3       |
| Kész négyzetméter: | 250 nm  |
| Telekméret:        | 3235 nm |

## Room details

|              |    |
|--------------|----|
| Total rooms: | 10 |
|--------------|----|

## Energy efficiency

|  |     |
|--|-----|
| Energy Use (kWh/m <sup>2</sup> /year): | 235 |
|--|-----|

## Building details

|          |     |
|----------|-----|
| Parking: | Yes |
|----------|-----|

## Lease terms

Date Available:

## További információ

|               |   |
|---------------|---|
| Weboldal URL: | <a href="http://www.arkadia.com/FFPA-T96246/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/FFPA-T96246/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a> |
|---------------|---|

## Contact information

|           |        |
|-----------|--------|
| IMLIX ID: | 199597 |
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