



## Grande demeure de caractère avec local commercial dans le centre historique



### 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 393,118.51

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Nouvelle-Aquitaine
Város:	La Reole
Irányítószám:	33190
Feladta:	2026. 04. 02.

#### Leírás:

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 m<sup>2</sup> 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 m<sup>2</sup>, 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 m<sup>2</sup> living space opens onto a lovely, bright covered terrace. This level also includes a laundry room, a shower room, and a huge 38 m<sup>2</sup> 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 m<sup>2</sup> south-facing terrace. A final level leads to a fifth bedroom of almost 23 m<sup>2</sup> and an attic.

With its prime location, two entrances, a nearly 20 m<sup>2</sup> garage, and a cellar, this home is a real opportunity. It will be ideal for many projects, whether for family or professional purposes.

Built:	1850
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### Gyakori

Hálószobák:	4
Fürdőszobák:	3
Kész négyzetméter:	363 nm



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Telekméret: 176 nm

## Room details

Total rooms: 9

## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 215

## Lease terms

Date Available:

## További információ

Weboldal URL: [http://www.arkadia.com/AGHX-T674061/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/AGHX-T674061/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 1495692

