



## MAISON GRADIGNAN MALARTIC BIEN PLACEE SANS VIS A VIS



### 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 349,544.31

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Nouvelle-Aquitaine
Város:	Gradignan
Irányítószám:	33170
Feladta:	2026. 04. 02.

### Leírás:

Located in Gradignan, this charming house benefits from an ideal location in a peaceful area, close to shops, schools and bus lines 8 and 39.

Outside, the house is semi-detached on one side by the garage, on a plot of 312 m<sup>2</sup>. Facing south, the building includes a large adjoining garage of approximately 24 m<sup>2</sup>, a welcoming entrance and a garden to enjoy the sun's rays.

Inside, the 101 m<sup>2</sup> house consists of a spacious living-dining room opening onto the south-facing garden, an adjoining functional kitchen, 4 bedrooms upstairs (9.40 m<sup>2</sup>, 10.21 m<sup>2</sup>, 9.45 m<sup>2</sup>, 9.07 m<sup>2</sup>), a recently renovated bathroom and a dressing room with sink, which can easily be transformed into a toilet or shower room.

All the rooms are well distributed with the possibility of transforming the garage into a master suite on the ground floor if necessary.

Built in 1971 and well maintained, this residence offers a warm and functional space for a pleasant family life.

Do not hesitate to contact me for more information!!

Energy audit carried out with DPE in E.

Built: 1971

### Gyakori

Hálósobák:	4
Fürdőszobák:	1



Kész négyzetméter: 101 nm  
Telekméret: 312 nm

## Room details

Total rooms: 5

## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 352

## Building details

Parking: Yes

## Lease terms

Date Available:

## További információ

Weboldal URL: [http://www.arkadia.com/AGHX-T615625/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/AGHX-T615625/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 1421879

