



Maison spacieuse entièrement rénovée avec vue imprenable sur les Pyrénées – Proche Nérac (47600)



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 579,703.12

Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Nouvelle-Aquitaine
Város:	Nérac
Irányítószám:	47600
Feladta:	2026. 04. 09.

Leírás:

For sale: Large, fully restored character house offering unobstructed views to the south and the Pyrenees, located just 4 minutes from Nérac (Lot-et-Garonne, Nouvelle-Aquitaine). Ideal as a primary residence, family home, or for a tourism project (already equipped with a gîte).

Ground floor

Large, bright living room with wood-burning stove, open-plan fitted kitchen, and office area
Covered terrace facing the pool, perfect for al fresco dining

Separate cottage comprising:

- A dining room
- A living room with pellet stove
- A bedroom
- A shower room
- A fitted kitchen

First floor (air-conditioned)

- 5 spacious bedrooms
- A multi-purpose room (office, playroom, etc.)
- A shower room with dressing area
- Separate toilet



Exterior and outbuildings

Approximately 1.4 hectares of landscaped grounds with trees

Adjoining outbuilding with:

Large garage

Workshop + storage mezzanine

Carport

Cellar housing:

Modern oil-fired boiler

Thermodynamic water heater

Swimming pool equipment room

Two working wells on the property

Located in a peaceful and unspoiled setting, this property combines the charm of the countryside with proximity to amenities. Nérac, a historic and vibrant town, is just a 4-minute drive away.

Contact me to arrange a visit or for more information!

Built: 1870

Gyakori

Hálósobák: 6

Fürdőszobák: 2

Kész négyzetméter: 349 nm

Telekméret: 14000 nm

Room details

Total rooms: 10

Energy efficiency

Energy Use (kWh/m²/year): 66

Building details

Parking: Yes

Lease terms

Date Available:

További információ

Weboldal URL: http://www.arkadia.com/AGHX-T725851/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM



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Contact information

IMLIX ID:

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