



## Domaine rare avec dépendances et piscine



### 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 770,958.77 |

### Elhelyezkedés

|                        |                    |
|------------------------|--------------------|
| Ország:                | France             |
| Állam/Régió/Tartomány: | Nouvelle-Aquitaine |
| Város:                 | Galgon             |
| Irányítószám:          | 33133              |
| Feladta:               | 2026. 04. 11.      |

### Leírás:

In Galgon, 15 minutes from Libourne, this rare property extends over 6 fully fenced hectares, in a privileged environment also offering access to shops, schools and school transport in a few minutes on foot.

The main house has a beautiful living room of 75 m<sup>2</sup> with open kitchen, living room and TV lounge, gathered around a large fireplace. It offers three bedrooms on the ground floor, each with a shower room or bathroom nearby, as well as a pantry and WC. Upstairs, a mezzanine office and two bedrooms with private lounge and bathroom complete the ensemble, in an independent and comfortable spirit. An adjoining tower also offers complete T2 accommodation with private entrance.

Outside, the land alternates meadows, wooded areas and open areas with a pond and access to a small stream, offering different uses and atmospheres. A bright basement of 85 m<sup>2</sup>, several garages and workshops (approx. 200 m<sup>2</sup>), a horse area with shelter, a salt swimming pool and a barbecue area complete this living space with multiple possibilities.

Heating by heat pump and electricity, individual sanitation by recent micro-station, fiber.

A rare property, both functional, scalable and close to amenities. To discover without delay!

Built: 1980

### Gyakori



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|                    |          |
|--------------------|----------|
| Hálósobák:         | 6        |
| Fürdőszobák:       | 4        |
| Kész négyzetméter: | 270 nm   |
| Telekméret:        | 60635 nm |

## Room details

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

## Energy efficiency

|  |     |
|--|-----|
| Energy Use (kWh/m <sup>2</sup> /year): | 173 |
|--|-----|

## Building details

|                    |      |
|--------------------|------|
| Parking:           | Yes  |
| Outdoor Amenities: | Pool |

## Lease terms

Date Available:

## További információ

|               |   |
|---------------|---|
| Weboldal URL: | <a href="http://www.arkadia.com/AGHX-T726729/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/AGHX-T726729/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a> |
|---------------|---|

## Contact information

|           |         |
|-----------|---------|
| IMLIX ID: | 1637011 |
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