



## listing



### Informazioni sull'Agente

Nome:	ArKadia
Nome della ditta:	
Nazione:	United Kingdom
Telefono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 407,239.09

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	La Reole
Publicato:	23/09/2025

#### Descrizione:

Discover this magnificent chateau nestling in a green setting steeped in history, combining charm and practicality. Ideally located close to all amenities, it has everything you could wish for. On the ground floor, you'll be greeted by a vast, bright 75 m<sup>2</sup> living room, ideal for entertaining. A functional kitchen and three bedrooms, including a master suite, complete this level. The 150 m<sup>2</sup> attic is fully convertible (subject to necessary permissions) and offers exceptional potential for creating additional spaces to suit your needs, such as bedrooms, an office or a games room. An adjoining 120 m<sup>2</sup> outbuilding is accessible from the main house and also connects to a 150 m<sup>2</sup> basement, offering a wealth of potential uses. Outside, a large terrace running the full length of the house affords a bird's-eye view of the 1.1 hectares of landscaped parkland featuring majestic two-hundred-year-old trees, perfect for enjoying nature and outdoor activities. This property, full of charm and character, is ideal for a main residence, a second home or a gîte or guest house project (subject to necessary permissions). For more information or to arrange a viewing, contact us today. Price including agency fees : 353 000 € Price excluding agency fees : 333 019 € Buyer commission, tax included: 6 %

### Comune

Camere da letto:	3
Bagni:	2
Finito piedi quadrati:	185 mq
Dimensione del lotto:	11856 mq

### Building details



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Outdoor Amenities:

Pool

## **Lease terms**

Date Available:

## **Informazioni aggiuntive**

URL del sito:

[http://www.arkadia.com/MLSM-T9088/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T9088/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID:

bvi78641

