



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 186,891.59

Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Mirambeau
Publicato:	04/11/2025

Descrizione:

This is a fantastic opportunity to purchase a deceptively spacious 3 bed villa with potential to easily increase the living space to 4 or 5 bedrooms (subject to necessary permissions). This well positioned property is within just 10 minutes walking distance of the local amenities, which include bars, restaurant, boulangerie, supermarket, garden centre and so much more. Just minutes to the A10 and only 60km from Bordeaux international airport, this property is a fantastic location for the price. This is a great lock up and leave property or somewhere to make your home. The entrance hall, with it's large double door storage/cloak cupboard and a woodburner, leads into spacious light and airy living space. With 2 sets of French doors and a large portrait window looking out onto the front garden, this room doesn't fail to impress. The kitchen, with large fully opening window looking over the tree lined back garden, has a fitted kitchen with gas hob and extractor hood and an under counter oven. Adjoining the kitchen, there is a large laundry/utility room which gives access to the back garden and a fully floored loftspace, of approximately 35m², which can be used for storage or as a snug, as it has it's own window. There are 2 bedrooms that have double doors opening onto the front terrace and a third bedroom which looks onto the back garden. There is a family bathroom with separate WC. In addition to a metal garage of approximately 25m² there is an attached garage of about 45m² which could easily be converted to be made part of the house and increase the living space, reconfiguring the property to add an additional 2 rooms and shower room (subject to necessary permissions). There is a good size private rear garden, lined by trees, with plenty of room for a pool (subject to necessary permissions). This house is great value for money with so much potential and is in a fantastic location too. Don't miss out and book a viewing today. Images in this listing have been digitally staged for illustrative purposes only. Furniture, décor, and alterations shown do not reflect the actual condition and are not included in the sale unless stated. The



property is sold as described in the listing. Price including agency fees : 162 000 € Price excluding agency fees : 150 000 € Buyer commission, tax included: 8%

Comune

Camere da letto: 3
Bagni: 1
Finito piedi quadrati: 106 mq
Dimensione del lotto: 2540 mq

Building details

Outdoor Amenities: Pool

Lease terms

Date Available:

Informazioni aggiuntive

URL del sito: http://www.arkadia.com/MLSM-T8615/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: bvi77327

