



Maison de charme 500 m² à Mézin (47170)



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 583,350.87

Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Mezin
Cap:	47170
Pubblicato:	20/01/2026

Descrizione:

Exceptional location. Situated in Mézin (47170), this characterful house enjoys a prime location just 15 minutes from Nérac and 15 minutes from Condom, in a peaceful setting with breathtaking views of the countryside. The charming and authentic village of Mézin offers all amenities (shops, schools, services) for a perfect balance of both tranquility and convenience.

Size & layout

On a 728 m² plot, this 500 m² house consists of 9 rooms:

- Large, light-filled 60 m² living room
- 3 comfortable lounge rooms for flexible living spaces
- 4 spacious, luminous bedrooms
- 2 bathrooms and 3 toilets
- Separate office
- Insulated attic on the 2nd floor, offering considerable potential for conversion (additional bedrooms, master suite, relaxation area, etc.)

Perfect for an outdoor lifestyle, a generous outdoor space includes:

- Covered terrace for al fresco dining
- Covered balcony with countryside views
- Landscaped garden for relaxing moments, ideal for summer evenings and entertaining in all seasons.



Modern amenities & comfort

- Central heating with mains gas (economical and environmentally friendly)
- Cellar, pantry, and laundry room for optimal storage
- Fiber optic internet
- Superbly renovated house, combining old-world charm with modern amenities

Unique Advantages:

- Designed for entertaining: year-round capacity and reception areas
- Modular layout adaptable to the seasons
- Conveniently located: quick access to Nérac, Condom, and their services
- Potential for expansion thanks to the insulated attic

This exceptional house is ideal for families seeking space, lovers of period charm, or investors looking for a property with strong rental or tourism potential (gîtes, bed and breakfast).

Costruito: 1850

Comune

Camere da letto: 4
Bagni: 2
Finito piedi quadrati: 500 mq
Dimensione del lotto: 728 mq

Room details

Total rooms: 9

Energy efficiency

Energy Use (kWh/m²/year): 210

Building details

Parking: Sì

Lease terms

Date Available:

Informazioni aggiuntive

URL del sito: http://www.arkadia.com/AGHX-T701133/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 1587504



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