



## Maison de ville élégante et lumineuse de 92 m<sup>2</sup> sur deux niveaux, alliant charme et modernité



### 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 176,023.21

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Nérac
Cap:	47600
Pubblicato:	24/03/2026

### Descrizione:

#### Ground Floor

A refined and welcoming living space:

A spacious living room, bathed in natural light, ideal for relaxing.

A warm dining room, perfect for dinners with family or friends.

A separate, functional, and well-equipped kitchen, allowing you to unleash your culinary creativity.

A modern and practical shower room with a laundry area.

A private courtyard at the rear, a haven of peace to enjoy the outdoors in complete privacy.

#### First Floor

A floor dedicated to rest and well-being:

Three bright and inviting bedrooms, offering a relaxing space for the whole family.

An elegant bathroom for moments of relaxation.

#### Additional Features

Ducted reversible air conditioning for optimal comfort all year round.

Double glazing for perfect insulation and absolute peace and quiet.

A home where every detail has been carefully considered to combine aesthetics and functionality in a warm and modern setting.



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Costruito: 1840

## Comune

Camere da letto: 3  
Bagni: 2  
Finito piedi quadrati: 92 mq  
Dimensione del lotto: 109 mq

## Room details

Total rooms: 5

## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 129

## Lease terms

Date Available:

## Informazioni aggiuntive

URL del sito: [http://www.arkadia.com/AGHX-T719322/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/AGHX-T719322/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 1623265

