



## Maison d'exception de 103 m<sup>2</sup> – Charme, espace et potentiel sur 7400 m<sup>2</sup> de terrain arboré !



### 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 286,623.52

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Nérac
Cap:	47600
Pubblicato:	03/04/2026

### Descrizione:

Discover this superb 5-room house, combining comfort, brightness, and functionality on a landscaped 7,400 m<sup>2</sup> plot with a 1,300 m<sup>2</sup> building plot (services bordering).

### Inside:

- 3 spacious bedrooms, ideal for a family or guests
- Cozy living-dining room with fireplace and reverse air conditioning, perfect for cozy evenings
- Generous and welcoming kitchen
- Bathroom equipped with a bathtub and shower for optimal comfort
- Separate toilet

### Full house print basement:

- Double garage
- Workshop for DIY enthusiasts
- Cellar for your finest wines
- Practical and functional laundry room
- 13 m<sup>2</sup> convertible room to customize to your liking
- Horse box for animal lovers
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### Outside:

- 7,400 m<sup>2</sup> of wooded land, a haven of peace and nature



- Including a 1,300 m<sup>2</sup> building plot (with electricity and water on the edge): a rare opportunity for expansion or investment

An idyllic living environment, combining peace, space, and potential! Visit this rare gem quickly, ideal for a family looking for space and serenity.

Costruito: 1986

## Comune

Camere da letto: 3  
Bagni: 1  
Finito piedi quadrati: 103 mq  
Dimensione del lotto: 7400 mq

## Room details

Total rooms: 5

## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 247

## Building details

Parking: Sì

## Lease terms

Date Available:

## Informazioni aggiuntive

URL del sito: [http://www.arkadia.com/AGHX-T682977/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/AGHX-T682977/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 1551180

