



## Maison spacieuse entièrement rénovée avec vue imprenable sur les Pyrénées – Proche Nérac (47600)



### 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 579,703.12

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Nérac
Cap:	47600
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### Descrizione:

For sale: Large, fully restored character house offering unobstructed views to the south and the Pyrenees, located just 4 minutes from Nérac (Lot-et-Garonne, Nouvelle-Aquitaine). Ideal as a primary residence, family home, or for a tourism project (already equipped with a gîte).

### Ground floor

Large, bright living room with wood-burning stove, open-plan fitted kitchen, and office area  
Covered terrace facing the pool, perfect for al fresco dining

### Separate cottage comprising:

- A dining room
- A living room with pellet stove
- A bedroom
- A shower room
- A fitted kitchen

### First floor (air-conditioned)

- 5 spacious bedrooms
- A multi-purpose room (office, playroom, etc.)
- A shower room with dressing area



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Separate toilet  
Exterior and outbuildings

Approximately 1.4 hectares of landscaped grounds with trees

Adjoining outbuilding with:

Large garage  
Workshop + storage mezzanine  
Carport

Cellar housing:

Modern oil-fired boiler  
Thermodynamic water heater  
Swimming pool equipment room

Two working wells on the property

Located in a peaceful and unspoiled setting, this property combines the charm of the countryside with proximity to amenities. Nérac, a historic and vibrant town, is just a 4-minute drive away.

Contact me to arrange a visit or for more information!

Costruito: 1870

## Comune

Camere da letto: 6  
Bagni: 2  
Finito piedi quadrati: 349 mq  
Dimensione del lotto: 14000 mq

## Room details

Total rooms: 10

## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 66

## Building details

Parking: Sì

## Lease terms

Date Available:

## Informazioni aggiuntive

URL del sito: [http://www.arkadia.com/AGHX-T725851/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/AGHX-T725851/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)



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**Contact information**

IMLIX ID:

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