



## listing



### Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 364,553.97

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Barbaste
Geplaatst:	24-10-2024

### Omschrijving:

Explore this magnificent townhouse nestled in a village in Lot-et-Garonne, just 10 minutes from the charming town of Nérac. Ideally situated close to amenities, this townhouse offers an exceptional living environment. Key Features: Living area of 250 m<sup>2</sup> on a generous plot of 650 m<sup>2</sup>. Remarkable construction in two phases: an ancient part dating back to 1850 seamlessly integrated with a more contemporary extension from 2008. Elegant Interior: On the ground floor, discover a spacious and bright living room of approximately 52 m<sup>2</sup>, bathed in natural light and opening onto a sunny terrace with its refreshing pool. A large 45 m<sup>2</sup> mezzanine overlooks this space, providing an ideal spot for relaxation or entertaining. An independent, fully fitted and equipped kitchen, along with a practical utility room. A comfortable and welcoming lounge, enhanced by an insert fireplace, offering a warm and inviting atmosphere. This lounge also opens onto a second terrace, perfect for outdoor dining or relaxation. Two well-appointed bedrooms, a modern shower room, and a WC complete the main level of the house. Private Space: Upstairs, discover two additional bedrooms, offering privacy and comfort to its residents. A second shower room and an additional WC complete this floor, providing extra convenience for residents and guests. Exceptional Exteriors: Benefit from a spacious garage of 60m<sup>2</sup> equipped with an electric door, providing secure space for your vehicles and equipment. This property offers a perfect blend of old-world charm and modern comfort, creating an elegant and refined living environment. Don't miss the opportunity to acquire this superb townhouse in one of the most sought-after regions of Lot-et-Garonne. Contact us today to arrange a viewing.

### Algemeen

Slaapkamers:	4
Badkamers:	2



Afgewerkte vierkante meter: 254 m<sup>2</sup>  
Lot Afmeting: 625 m<sup>2</sup>

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Additionele informatie

Website URL: [http://www.arkadia.com/MLSM-T7266/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T7266/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: bvi74546

