



## 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 407,239.09

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	La Reole
Geplaatst:	23-09-2025

### Omschrijving:

Discover this magnificent chartreuse nestling in a green setting steeped in history, combining charm and practicality. Ideally located close to all amenities, it has everything you could wish for. On the ground floor, you'll be greeted by a vast, bright 75 m<sup>2</sup> living room, ideal for entertaining. A functional kitchen and three bedrooms, including a master suite, complete this level. The 150 m<sup>2</sup> attic is fully convertible (subject to necessary permissions) and offers exceptional potential for creating additional spaces to suit your needs, such as bedrooms, an office or a games room. An adjoining 120 m<sup>2</sup> outbuilding is accessible from the main house and also connects to a 150 m<sup>2</sup> basement, offering a wealth of potential uses.

Outside, a large terrace running the full length of the house affords a bird's-eye view of the 1.1 hectares of landscaped parkland featuring majestic two-hundred-year-old trees, perfect for enjoying nature and outdoor activities. This property, full of charm and character, is ideal for a main residence, a second home or a gîte or guest house project (subject to necessary permissions). For more information or to arrange a viewing, contact us today. Price including agency fees : 353 000 € Price excluding agency fees : 333 019 € Buyer commission, tax included: 6 %

### Algemeen

Slaapkamers:	3
Badkamers:	2
Afgewerkte vierkante meter:	185 m <sup>2</sup>
Lot Afmeting:	11856 m <sup>2</sup>

### Building details

Outdoor Amenities:	Pool
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## **Lease terms**

Date Available:

## **Additionele informatie**

Website URL:

[http://www.arkadia.com/MLSM-T9088/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T9088/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID:

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