



## Vue exceptionnelle pour cette jolie villa sans travaux



### 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 264,034.82

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	La Reole
Postcode:	33190
Geplaatst:	13-01-2026

### Omschrijving:

Almost 30 minutes from Bordeaux by regional train (TER), 5 minutes from the A62 motorway, in the heart of La Réole, a rapidly developing town of Art and History, close to the train station, shops, and schools, in a highly sought-after area, you'll be charmed by this lovely 130 m<sup>2</sup> house with a garden offering breathtaking views of the old town.

This pretty, well-maintained 1970s villa features a spacious and bright living room with a large bay window opening onto a balcony and offering magnificent views of the Garonne plain. The adjoining kitchen is fully equipped and could easily be opened up to the living room. You'll also find two bedrooms and a bathroom on this level. The entire floor has been recently renovated and offers a pleasing overall harmony.

The basement holds some pleasant surprises: a third bedroom, a second shower room, an office, and a large living room with a kitchen area. This could easily be converted into a separate living space, ideal for a rental investment, for example. The enclosed, beautifully landscaped and well-maintained garden offers an ideal relaxation space with its exposed aggregate concrete terrace of over 50 m<sup>2</sup>.

Ideally located, equipped with double-glazed windows, a recently installed mains gas boiler, a sound roof, and solid construction, this house offers all modern comforts without requiring any additional work.

Gebouwd:	1970
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### Algemeen



Slaapkamers: 3  
Badkamers: 2  
Afgewerkte vierkante meter: 130 m<sup>2</sup>  
Lot Afmeting: 680 m<sup>2</sup>

## Room details

Total rooms: 6

## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 118

## Building details

Parking: Ja

## Lease terms

Date Available:

## Additionele informatie

Website URL: [http://www.arkadia.com/AGHX-T697104/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/AGHX-T697104/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 1575259

