



## Villa contemporaine 6 pièces avec piscine



### 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 569,141.72

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Virazeil
Postcode:	47200
Geplaatst:	13-01-2026

### Omschrijving:

Located in the highly sought-after village of Virazeil, just a stone's throw from Marmande, discover this magnificent single-storey contemporary villa built in 2012, combining modern comfort, brightness, and top-quality features.

### Interior

From the entrance, you will be captivated by a vast living room of over 80 m<sup>2</sup>, bathed in natural light, with an open-plan kitchen perfectly integrated into the living space.

The night area offers four spacious bedrooms with built-in wardrobes, including a master suite with private shower room and walk-in closet. A full bathroom completes this sleeping area designed for the whole family's comfort.

### Exterior

Outside, the charm continues with a beautifully landscaped 1,600 m<sup>2</sup> garden, perfectly maintained, featuring a heated 8x4 m pool (2018) surrounded by an exotic wood terrace and a bioclimatic pergola, ideal for enjoying sunny days.

A detached garage of around 100 m<sup>2</sup> completes the property, including a 16 m<sup>2</sup> habitable room with water connection, which can serve as a guest room, office, or professional workspace.

### Comfort & Features



- Heating via pellet stove and heat pump with reversible air conditioning
- Hot water supplied by a thermodynamic water heater
- Individual sanitation system (MicroStation)
- Asphalt driveway and parking area

A rare property on the market, offering modern design, generous space, and a privileged lifestyle – not to be missed!

Contact me today to arrange a viewing!

Gebouwd: 2012

## Algemeen

Slaapkamers: 5  
Badkamers: 2  
Afgewerkte vierkante meter: 190 m<sup>2</sup>  
Lot Afmeting: 1644 m<sup>2</sup>

## Room details

Total rooms: 6

## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 60

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Additionele informatie

Website URL: [http://www.arkadia.com/AGHX-T697760/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/AGHX-T697760/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 1573367

