



T8 au calme, de plain pied, piscine, garage de 90m²



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 791,987.11

Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Léognan
Postcode:	33850
Geplaatst:	27-01-2026

Omschrijving:

Rare property, 3500 euros/m², close to amenities and quiet, come to discover this villa T8 of 193 m² on one level and not attached with swimming pool without opposite, secured by a removable dome, and with garage of 90 m² on a beautiful plot of + 1700 m². DPE in C. This house is perfect for combining family life and professional life because this dwelling allows to practice a liberal activity - office thanks to its large parking area and its building divided into 2. One can also make 2 separate dwellings without work with two separate T4s.

You will be charmed by its large entrance hall with many walk-in closets, its large bright living room - dining room with fireplace and open kitchen equipped, 6 spacious bedrooms converted into 2 independent spaces, 2 bathrooms with walk-in shower, its 2 independent WC in the 2 corners nights, its isolated cellar and its laundry room.

Outside you can enjoy a large secure pool, a terrace, a beautiful park with integrated irrigation and a large garage of 90 m² that can be converted into an outbuilding.

The +: quiet, DPE C, on one level, not terraced, secure swimming pool, not overlooked, 6 bedrooms from 11 to 17 m² (4 bedrooms over 13.6 m²) garage of 90 m². Integrated watering (well). Possibility liberal profession, office, offices.

You can reach me from 9am to 8pm, 7 days a week.



Ps: do not rely on the location on certain sites.

Gebouwd: 1963

Algemeen

Slaapkamers: 6
Badkamers: 2
Afgewerkte vierkante meter: 193 m²
Lot Afmeting: 1723 m²

Room details

Total rooms: 8

Energy efficiency

Energy Use (kWh/m²/year): 179

Building details

Parking: Ja
Number of Garages: 1
Outdoor Amenities: Pool

Lease terms

Date Available:

Additionele informatie

Website URL: http://www.arkadia.com/AGHX-T703846/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 1593216

