



## Maison et dépendances au centre d'un parc paysager de 5 000 m<sup>2</sup>



### 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 201,839.95

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Mongauzy
Postcode:	33190
Geplaatst:	01-04-2026

### Omschrijving:

Close to La Réole, a town of art and history, with easy access to the A62 motorway and the TER train station, and close to the village with essential shops and schools, come discover this lovely, perfectly maintained house of almost 110 m<sup>2</sup> set in the heart of a magnificent landscaped park of nearly 5,000 m<sup>2</sup>. This late 1960s villa offers a large, bright living room with a fireplace and wood-burning stove opening onto the kitchen and a hallway that can provide a living space of over 45 m<sup>2</sup>. On this level, you will also find two bedrooms and a large bathroom.

The basement offers some nice surprises: a third bedroom, a second bathroom, a spare kitchen, a workshop, and a huge garage. This could easily be converted into additional living space, especially since the house already has a second garage, a cellar, a pantry, and outbuildings totaling over 60 m<sup>2</sup>. The large, perfectly landscaped and maintained grounds offer a variety of settings, including an orchard, a vegetable garden, and a garden with a small decorative pond.

Ideally located, with double-glazed windows and a solid construction, this house is just waiting for a refresh to reveal its full potential and bring your projects to life with complete peace of mind.

Gebouwd:	1968
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### Algemeen

Slaapkamers:	3
Badkamers:	2
Afgewerkte vierkante meter:	107 m <sup>2</sup>
Lot Afmeting:	5152 m <sup>2</sup>



## Room details

Total rooms: 4

## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 268

## Lease terms

Date Available:

## Additionele informatie

Website URL: [http://www.arkadia.com/AGHX-T670136/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/AGHX-T670136/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 1526655

