



## Maison individuel proche de toute commodité



### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: USD 260,447.42

### Location

Country: France  
State/Region/Province: Nouvelle-Aquitaine  
City: Sauveterre-de-Guyenne  
ZIP code: 33540  
Posted: Jun 21, 2025

### Description:

? Single-Storey House – 3 Bedrooms – 668 m<sup>2</sup> Plot – Built in 2012

Not to be missed! Located in a quiet and residential area, this charming 85 m<sup>2</sup> house built in 2012 will win you over with its functional layout and pleasant outdoor space.

### ? Features:

Living area: 85 m<sup>2</sup>

3 bright bedrooms

Spacious living room with access to the garden

Bathroom + separate toilet

Functional kitchen

Connected to mains drainage

### ? Outdoor Space:



Enclosed plot of 668 m<sup>2</sup>

Easy parking (with gate)

Garden space perfect for children or family time

? Location: Quiet residential area, close to amenities, schools, and main roads.

? Well-maintained home, perfect for a first-time buyer, family, or rental investment.

? Contact us to schedule a viewing and let yourself be charmed by this lovely property!

Built: 2012

## Common

Bedrooms:	3
Bathrooms:	1
Finished sq. ft.:	85 sq m
Lot Size:	868 sq m

## Room details

Total rooms:	5
--------------	---

## Energy efficiency

Energy Use (kWh/m <sup>2</sup> /year):	158
--	-----

## Lease terms

Date Available:

## Additional information

Website URL:	<a href="http://www.arkadia.com/AGHX-T649019/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/AGHX-T649019/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
--------------	---

## Contact information

IMLIX ID:	1488184
-----------	---------

