



listing



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 364,553.97

Location

Country: France
 State/Region/Province: Nouvelle-Aquitaine
 City: Barbaste
 Posted: Oct 24, 2024

Description:

Explore this magnificent townhouse nestled in a village in Lot-et-Garonne, just 10 minutes from the charming town of Nérac. Ideally situated close to amenities, this townhouse offers an exceptional living environment. Key Features: Living area of 250 m² on a generous plot of 650 m². Remarkable construction in two phases: an ancient part dating back to 1850 seamlessly integrated with a more contemporary extension from 2008. Elegant Interior: On the ground floor, discover a spacious and bright living room of approximately 52 m², bathed in natural light and opening onto a sunny terrace with its refreshing pool. A large 45 m² mezzanine overlooks this space, providing an ideal spot for relaxation or entertaining. An independent, fully fitted and equipped kitchen, along with a practical utility room. A comfortable and welcoming lounge, enhanced by an insert fireplace, offering a warm and inviting atmosphere. This lounge also opens onto a second terrace, perfect for outdoor dining or relaxation. Two well-appointed bedrooms, a modern shower room, and a WC complete the main level of the house. Private Space: Upstairs, discover two additional bedrooms, offering privacy and comfort to its residents. A second shower room and an additional WC complete this floor, providing extra convenience for residents and guests. Exceptional Exteriors: Benefit from a spacious garage of 60m² equipped with an electric door, providing secure space for your vehicles and equipment. This property offers a perfect blend of old-world charm and modern comfort, creating an elegant and refined living environment. Don't miss the opportunity to acquire this superb townhouse in one of the most sought-after regions of Lot-et-Garonne. Contact us today to arrange a viewing.

Common

Bedrooms: 4



Bathrooms: 2
Finished sq. ft.: 254 sq m
Lot Size: 625 sq m

Building details

Outdoor Amenities: Pool

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/MLSM-T7266/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: bvi74546

