



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 421,082.91

Location

Country: France
 State/Region/Province: Nouvelle-Aquitaine
 City: Nérac
 Posted: Apr 16, 2025

Description:

Set in the heart of a sought-after district of Nérac, this charming residence is distinguished by its atypical layout, combining the authenticity of the old style with timeless elegance. Ready to welcome you, it offers a wide range of conversion possibilities, allowing you to personalize your living space as you wish. Built on a plot of over 800 m², this property offers a generous 260 m² of living space. One of its major assets is on the second floor, where high ceilings, period fireplaces and wooden floors contribute to the authenticity of the space. This level comprises an entrance hall, three bedrooms, a living room, a sitting room, a shower room and a toilet. In addition, a 150 m² attic, accessible from this floor, offers interesting potential for creating new living spaces or creative projects. The distinctively styled first floor comprises an entrance hall, kitchen, bedroom, shower room and toilet, as well as practical storage facilities such as a laundry room and storeroom. This floor opens onto a vast 60 m² semi-covered terrace, ideal for sharing convivial moments while enjoying a breathtaking view over Nérac. The garden level offers a versatile space that can be converted into an office, workshop or additional living space, either independent or integrated. This floor also benefits from direct access to a vaulted cellar and garden, adding an extra dimension to the property. A garage completes the ensemble. Don't miss this unique opportunity to live in a house with character, combining authenticity, charm and freedom of layout. Price including fees: €365,000 Price excluding fees : 344 340 € 6% fees incl. VAT at buyer's expense

Common

Bedrooms: 4
 Bathrooms: 2
 Finished sq. ft.: 260 sq m



Lot Size: 826 sq m

Building details

Outdoor Amenities: Pool

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/MLSM-T8640/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: bvi77379

