



## Maison - Secteur Premium

### 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 438,860.39

### Location

Country:	France
State/Region/Province:	Nouvelle-Aquitaine
City:	Bègles
ZIP code:	33130
Posted:	Dec 03, 2025

### Description:

103 sqm home located in one of the most sought-after areas of Bègles, just a few steps from shops, schools and public transport.

It currently offers two bedrooms, a semi-open study area and a dressing room with WC adjoining the main bedroom.

Its layout allows for real evolution: the creation of a third or even fourth bedroom, a master suite, or the optimisation of the existing spaces according to your needs.

The semi-open kitchen with its counter flows naturally into the living area. The bathroom includes a shower, and comfort is ensured all year round thanks to the reversible air conditioning.

Outside, the private courtyard can accommodate a parking space or be transformed into an elegant terrace. The garage offers a rare advantage: the possibility of being converted into an additional room, workshop or independent office.

A sound, flexible home in a prime location, perfect for a tailored, future-proof project.

Built:	1920
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### Common

Bedrooms:	2
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Bathrooms: 1  
Finished sq. ft.: 109 sq m  
Lot Size: 250 sq m

### **Room details**

Total rooms: 5

### **Energy efficiency**

Energy Use (kWh/m<sup>2</sup>/year): 174

### **Building details**

Parking: Yes

### **Lease terms**

Date Available:

### **Additional information**

Website URL: [http://www.arkadia.com/AGHX-T692988/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/AGHX-T692988/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### **Contact information**

IMLIX ID: 1570639

