



## Maison de ville élégante et lumineuse de 92 m<sup>2</sup> sur deux niveaux, alliant charme et modernité



### 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 176,023.21

### Location

Country: France  
State/Region/Province: Nouvelle-Aquitaine  
City: Nérac  
ZIP code: 47600  
Posted: Mar 24, 2026

### Description: Ground Floor

A refined and welcoming living space:  
A spacious living room, bathed in natural light, ideal for relaxing.  
A warm dining room, perfect for dinners with family or friends.  
A separate, functional, and well-equipped kitchen, allowing you to unleash your culinary creativity.  
A modern and practical shower room with a laundry area.  
A private courtyard at the rear, a haven of peace to enjoy the outdoors in complete privacy.

### First Floor

A floor dedicated to rest and well-being:  
Three bright and inviting bedrooms, offering a relaxing space for the whole family.  
An elegant bathroom for moments of relaxation.

### Additional Features

Ducted reversible air conditioning for optimal comfort all year round.  
Double glazing for perfect insulation and absolute peace and quiet.  
A home where every detail has been carefully considered to combine aesthetics and functionality in a warm and modern setting.



Built: 1840

### Common

Bedrooms: 3  
Bathrooms: 2  
Finished sq. ft.: 92 sq m  
Lot Size: 109 sq m

### Room details

Total rooms: 5

### Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 129

### Lease terms

Date Available:

### Additional information

Website URL: [http://www.arkadia.com/AGHX-T719322/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/AGHX-T719322/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

IMLIX ID: 1623265

