



## 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 229,576.71

### Location

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

### Description:

House with basement on a flat, fenced plot of 2880 m<sup>2</sup>, located in a semi-residential area just a few minutes from Nérac, Lot et Garonne. On the ground floor, the house comprises a fitted kitchen, a lovely living room with fireplace (32m<sup>2</sup>) and French doors opening onto a lovely terrace (east). There are also two large bedrooms, both with en-suite bathrooms. On the garden level, there is a utility room, a games room and two further bedrooms. There is a 25m<sup>2</sup> garage. A wooded garden of 2880 m<sup>2</sup> and a secure 8x4 m swimming pool complete this pretty house, which requires some finishing and insulation work. Prix honoraires inclus : 199 000 € Prix honoraires exclus : 184 260 € Honoraires de 8% TTC à charge acquéreur

### Common

Bedrooms: 4  
Bathrooms: 1  
Finished sq. ft.: 131 sq m  
Lot Size: 2881 sq m

### Building details

Outdoor Amenities: Pool

### Lease terms

Date Available:



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**Additional information**

Website URL:

[http://www.arkadia.com/MLSM-T8453/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T8453/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

**Contact information**

IMLIX ID:

bvi73604

