



MAISON GRADIGNAN MALARTIC BIEN PLACEE SANS VIS A VIS



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 350,872.94

Location

Country: France
State/Region/Province: Nouvelle-Aquitaine
City: Gradignan
ZIP code: 33170
Posted: Apr 02, 2026

Description:

Located in Gradignan, this charming house benefits from an ideal location in a peaceful area, close to shops, schools and bus lines 8 and 39.

Outside, the house is semi-detached on one side by the garage, on a plot of 312 m². Facing south, the building includes a large adjoining garage of approximately 24 m², a welcoming entrance and a garden to enjoy the sun's rays.

Inside, the 101 m² house consists of a spacious living-dining room opening onto the south-facing garden, an adjoining functional kitchen, 4 bedrooms upstairs (9.40 m², 10.21 m², 9.45 m², 9.07 m²), a recently renovated bathroom and a dressing room with sink, which can easily be transformed into a toilet or shower room.

All the rooms are well distributed with the possibility of transforming the garage into a master suite on the ground floor if necessary.

Built in 1971 and well maintained, this residence offers a warm and functional space for a pleasant family life.

Do not hesitate to contact me for more information!!

Energy audit carried out with DPE in E.

Built: 1971

Common

Bedrooms: 4



Bathrooms: 1
Finished sq. ft.: 101 sq m
Lot Size: 312 sq m

Room details

Total rooms: 5

Energy efficiency

Energy Use (kWh/m²/year): 352

Building details

Parking: Yes

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/AGHX-T615625/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 1421879

