



Maison d'exception de 103 m² – Charme, espace et potentiel sur 7400 m² de terrain arboré !



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 287,504.58

Location

Country: France
 State/Region/Province: Nouvelle-Aquitaine
 City: Nérac
 ZIP code: 47600
 Posted: Apr 03, 2026

Description:

Discover this superb 5-room house, combining comfort, brightness, and functionality on a landscaped 7,400 m² plot with a 1,300 m² building plot (services bordering).

Inside:

- 3 spacious bedrooms, ideal for a family or guests
- Cozy living-dining room with fireplace and reverse air conditioning, perfect for cozy evenings
- Generous and welcoming kitchen
- Bathroom equipped with a bathtub and shower for optimal comfort
- Separate toilet

Full house print basement:

- Double garage
- Workshop for DIY enthusiasts
- Cellar for your finest wines
- Practical and functional laundry room
- 13 m² convertible room to customize to your liking
- Horse box for animal lovers
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Outside:

- 7,400 m² of wooded land, a haven of peace and nature



• Including a 1,300 m² building plot (with electricity and water on the edge): a rare opportunity for expansion or investment

An idyllic living environment, combining peace, space, and potential! Visit this rare gem quickly, ideal for a family looking for space and serenity.

Built: 1986

Common

Bedrooms: 3
Bathrooms: 1
Finished sq. ft.: 103 sq m
Lot Size: 7400 sq m

Room details

Total rooms: 5

Energy efficiency

Energy Use (kWh/m²/year): 247

Building details

Parking: Yes

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/AGHX-T682977/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 1551180

