



## Du caractère, un cadre de vie agréable et de multiples opportunités à saisir.



### Informações do Revendedor

Name:	ArKadia
Nome da Empresa:	
País:	Reino Unido
Telefone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 99,440.81

### Localização

Country:	França
State/Region/Province:	Nouvelle-Aquitaine
Cidade:	Réole
CEP:	33190
Adicionado:	31/03/2026

#### Informação adicional:

This charming 95 m<sup>2</sup> residence is ideally located in the heart of La Réole, City of Art and History. In the immediate vicinity of shops, schools, and only a 5-minute walk from the train station, it benefits from a privileged location.

It benefits from an unobstructed view of a square, and brings a very beautiful luminosity to all the rooms. It consists of a large entrance on the ground floor, and upstairs a bright living room, two bedrooms, a bathroom and a kitchen-diner. The house is distinguished by its original parquet floors and marble fireplaces. The attic, which can be converted over 30 m<sup>2</sup>, offers considerable potential for extension. Two large garages, of 35 and 60 m<sup>2</sup>, valuable assets in the city center, are ideal for considering a workshop, a renovation or any other project.

Although the house requires a major refresh, it represents a great opportunity. It could also interest investors looking for a property for rental accommodation, thanks to its sought-after location and its many development possibilities.

The recent double-glazed frames and the city gas heating are all assets that make this house full of character a pleasant place to live with multiple opportunities to seize.

Construído:	1900
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### Comum

Quartos de dormir:	2
Banheiro:	1



Pés quadrados acabados: 95 m<sup>2</sup>  
Tamanho do lote: 113 m<sup>2</sup>

### Room details

Total rooms: 4

### Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 423

### Building details

Number of Garages: 1

### Lease terms

Date Available:

### Informação adicional

URL do site: [http://www.arkadia.com/AGHX-T691112/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/AGHX-T691112/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

IMLIX ID: 1567367

