



listing



Информация об агенте

Название:	ArKadia
Название компании:	
Страна:	Великобритания
Телефон:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Детали объявления

Недвижимость:	На продажу
Цена:	USD 550,291.92

Местоположение

Страна:	Франция
Область:	Nouvelle-Aquitaine
Город:	Ла-Реоль
Добавлено:	26.08.2025
Описание:	

Situated just a few minutes from La Réole, this charming 18th-century stone residence offers a peaceful, authentic setting, combining the charm of the past with modern comforts. The charm begins at the entrance, with a stone staircase. The living room, with its cement tiles and wood-burning stove, exudes a warm atmosphere. A second lounge, with Gironde tiles and a stone fireplace, offers a cosy, refined space. The large, bright and friendly kitchen gives direct access to the garden, perfect for enjoying the fine weather. Upstairs, the master suite boasts generous space, a dressing room and a bath. A second bedroom with en suite shower room including WC ensures optimum comfort. These two bedrooms have independent access to the terrace and swimming pool, providing a privileged outdoor space. Under the roof, the top floor reveals two charming attic bedrooms, ideal for children, guests or a cosy office. An additional living space completes this property: an independent flat communicating with the main building, perfect for entertaining family and friends or for a rental project (subject to necessary permissions). It comprises a living room with open-plan kitchen, two sleeping areas, a shower room, a dressing room and direct access to the terrace and swimming pool, guaranteeing independence and privacy. Set in 7,791 m² of land, the property also has more than 2 hectares of meadows and moorland under agricultural lease. The facilities dedicated to horses will delight equestrian enthusiasts, with four stalls, a sand arena, a tack room, an outdoor shower as well as hay sheds and storage areas. This exceptional residence, combining character and quality features, is a rare opportunity for lovers of nature and authenticity. Contact us now to arrange a viewing. Price including agency fees : 477 000 € Price excluding agency fees : 450 000 € Buyer commission, tax included: 6%

Общие



Спальни:	4
Ванные комнаты:	3
Готовые кв.м.:	248 кв м
Площадь участка:	7791 кв м

Building details

Outdoor Amenities:	Pool
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Lease terms

Date Available:

Дополнительная информация

URL вебсайта:	http://www.arkadia.com/MLSM-T9315/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM
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Contact information

IMLIX ID:	bvi80007
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