



Vue exceptionnelle pour cette jolie villa sans travaux



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 264,034.82

Местоположение

Страна:	Франция
Область:	Nouvelle-Aquitaine
Город:	Ла-Реоль
Почтовый индекс:	33190
Добавлено:	13.01.2026

Описание:

Almost 30 minutes from Bordeaux by regional train (TER), 5 minutes from the A62 motorway, in the heart of La Réole, a rapidly developing town of Art and History, close to the train station, shops, and schools, in a highly sought-after area, you'll be charmed by this lovely 130 m² house with a garden offering breathtaking views of the old town.

This pretty, well-maintained 1970s villa features a spacious and bright living room with a large bay window opening onto a balcony and offering magnificent views of the Garonne plain. The adjoining kitchen is fully equipped and could easily be opened up to the living room. You'll also find two bedrooms and a bathroom on this level. The entire floor has been recently renovated and offers a pleasing overall harmony.

The basement holds some pleasant surprises: a third bedroom, a second shower room, an office, and a large living room with a kitchen area. This could easily be converted into a separate living space, ideal for a rental investment, for example. The enclosed, beautifully landscaped and well-maintained garden offers an ideal relaxation space with its exposed aggregate concrete terrace of over 50 m².

Ideally located, equipped with double-glazed windows, a recently installed mains gas boiler, a sound roof, and solid construction, this house offers all modern comforts without requiring any additional work.

Построен:	1970
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Общие

Спальни:	3
Ванные комнаты:	2
Готовые кв.м.:	130 кв м
Площадь участка:	680 кв м

Room details

Total rooms:	6
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Energy efficiency

Energy Use (kWh/m ² /year):	118
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Building details

Parking:	да
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Lease terms

Date Available:

Дополнительная информация

URL вебсайта:	http://www.arkadia.com/AGHX-T697104/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM
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Contact information

IMLIX ID:	1575259
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