



T8 au calme, de plain pied, piscine, garage de 90m²



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 791,987.11

Местоположение

Страна:	Франция
Область:	Nouvelle-Aquitaine
Город:	Léognan
Почтовый индекс:	33850
Добавлено:	27.01.2026
Описание:	

Rare property, 3500 euros/m², close to amenities and quiet, come to discover this villa T8 of 193 m² on one level and not attached with swimming pool without opposite, secured by a removable dome, and with garage of 90 m² on a beautiful plot of + 1700 m². DPE in C. This house is perfect for combining family life and professional life because this dwelling allows to practice a liberal activity - office thanks to its large parking area and its building divided into 2. One can also make 2 separate dwellings without work with two separate T4s.

You will be charmed by its large entrance hall with many walk-in closets, its large bright living room - dining room with fireplace and open kitchen equipped, 6 spacious bedrooms converted into 2 independent spaces, 2 bathrooms with walk-in shower, its 2 independent WC in the 2 corners nights, its isolated cellar and its laundry room.

Outside you can enjoy a large secure pool, a terrace, a beautiful park with integrated irrigation and a large garage of 90 m² that can be converted into an outbuilding.

The +: quiet, DPE C, on one level, not terraced, secure swimming pool, not overlooked, 6 bedrooms from 11 to 17 m² (4 bedrooms over 13.6 m²) garage of 90 m². Integrated watering (well). Possibility liberal profession, office, offices.



You can reach me from 9am to 8pm, 7 days a week.

Ps: do not rely on the location on certain sites.

Построен: 1963

Общие

Спальни: 6
Ванные комнаты: 2
Готовые кв.м.: 193 кв м
Площадь участка: 1723 кв м

Room details

Total rooms: 8

Energy efficiency

Energy Use (kWh/m²/year): 179

Building details

Parking: да
Number of Garages: 1
Outdoor Amenities: Pool

Lease terms

Date Available:

Дополнительная информация

URL вебсайта: http://www.arkadia.com/AGHX-T703846/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 1593216

