



## MAISON GRADIGNAN MALARTIC BIEN PLACEE SANS VIS A VIS



### 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 350,872.94

### Местоположение

Страна:	Франция
Область:	Nouvelle-Aquitaine
Город:	Градиньян
Почтовый индекс:	33170
Добавлено:	02.04.2026

#### Описание:

Located in Gradignan, this charming house benefits from an ideal location in a peaceful area, close to shops, schools and bus lines 8 and 39.

Outside, the house is semi-detached on one side by the garage, on a plot of 312 m<sup>2</sup>. Facing south, the building includes a large adjoining garage of approximately 24 m<sup>2</sup>, a welcoming entrance and a garden to enjoy the sun's rays.

Inside, the 101 m<sup>2</sup> house consists of a spacious living-dining room opening onto the south-facing garden, an adjoining functional kitchen, 4 bedrooms upstairs (9.40 m<sup>2</sup>, 10.21 m<sup>2</sup>, 9.45 m<sup>2</sup>, 9.07 m<sup>2</sup>), a recently renovated bathroom and a dressing room with sink, which can easily be transformed into a toilet or shower room.

All the rooms are well distributed with the possibility of transforming the garage into a master suite on the ground floor if necessary.

Built in 1971 and well maintained, this residence offers a warm and functional space for a pleasant family life.

Do not hesitate to contact me for more information!!

Energy audit carried out with DPE in E.

Построен: 1971

### Общие

Спальни: 4



Ванные комнаты: 1  
Готовые кв.м.: 101 кв м  
Площадь участка: 312 кв м

### Room details

Total rooms: 5

### Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 352

### Building details

Parking: да

### Lease terms

Date Available:

### Дополнительная информация

URL вебсайта: [http://www.arkadia.com/AGHX-T615625/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/AGHX-T615625/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

IMLIX ID: 1421879

