



## Vue exceptionnelle pour cette jolie villa sans travaux



### Emlakçı Bilgisi

İsim:	ArKadia
Şirket Adı:	
Ülke:	United Kingdom
Telefon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 275,028.58

### Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Nouvelle-Aquitaine
Şehir/İlçe:	La Reole
Posta kodu:	33190
Yayınlandı:	13.01.2026

### Açıklama:

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 m<sup>2</sup> 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 m<sup>2</sup>.

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.

Yıl:	1970
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### Genel Bilgiler



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Yatak odası:	3
Banyo:	2
Bitmiş metrekare:	130 m2
Arazi Büyüklüğü:	680 m2

### Room details

Total rooms:	6
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### Energy efficiency

Energy Use (kWh/m <sup>2</sup> /year):	118
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### Building details

Parking:	Evet
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### Lease terms

Date Available:

### Ek Bilgiler

Web Sitesi URL'si:	<a href="http://www.arkadia.com/AGHX-T697104/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/AGHX-T697104/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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### Contact information

IMLIX ID:	1575259
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