



Ref : 9869LRC

### Stone property Girondine style with outbuildings, Idyllic setting

Area **ST Andre de cubzac**



Habitable : 271 m<sup>2</sup>



Usable : 0 m<sup>2</sup>



Land : 3 800 m<sup>2</sup>

640 000 €

**Luxurious residence for sale Gironde.** This magnificent "Girondine" home is looking for new owners to enjoy its warm atmosphere and idyllic setting. Situated in the absolute peace and quiet of the countryside, this home offers a peaceful lifestyle away from the hustle and bustle of the city.

#### IN SUMMARY

Rooms : 7  
Bedrooms : 5  
Bathrooms : 5

Swimming pool : no  
Garage place : nc  
Parking space : nc  
Outbuildings : yes



Heat pump



Well

**Advantages :** Girondine | Idyllic setting

#### SERVICES



1st Shops : 5 mn



All shops : 5 mn



Health : 5 mn



Kindergarten : 5 mn

Elementary : 5 mn

Middle School : 5 mn

High school : 5 mn



5 mn



5 mn



30 mn



30 mn

#### ENERGY INFORMATION

Consommation conventionnelle 125,00 kWhep/m<sup>2</sup>.an

Estimation des émissions 3,00 kg éqCO<sub>2</sub>/m<sup>2</sup>.an



#### Maisons & Chateaux

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## DESCRIPTION

With a generous 271 m<sup>2</sup> of living space, this spacious home features five bedrooms with en-suite shower rooms and WCs, providing ample space for a large family or for entertaining guests.

Ground floor:

Kitchen 14m<sup>2</sup> Fitted  
Shower room 6m<sup>2</sup>, WC  
WC 4 m<sup>2</sup>  
Dining room 28,50m<sup>2</sup> Fireplace  
Entrance hall 7,42 m<sup>2</sup>  
Living room 59 m<sup>2</sup> Fireplace  
Bedroom 1 - 26.34 m<sup>2</sup> Closet  
Bedroom 2 - 15.59 m<sup>2</sup>  
Bathroom 14,49 m<sup>2</sup> With shower  
W.C. 4.45 m<sup>2</sup> With shower

1st floor :

Landing 5,88 m<sup>2</sup>  
Bedroom 3 - 18.12 m<sup>2</sup> With shower room and WC  
Bedroom 4 - 15.56 m<sup>2</sup> With shower room and WC  
Bedroom 5 - 20.22 m<sup>2</sup> With shower room and WC  
Garage 160 m<sup>2</sup> Attached  
Outbuilding 30 m<sup>2</sup> Non Attached  
40 m<sup>2</sup> Outbuilding

In addition, this property offers the possibility of an independent gîte or apartment, ideal for visitors or to generate extra income.

The house is set in approx. 4000 m<sup>2</sup> of land, providing ample outdoor space to enjoy the surrounding nature and create your own oasis of relaxation.

It is complemented by a very large attached garage (160 m<sup>2</sup>) and 2 outbuildings, offering you practical storage space and the possibility to realize your projects.

Located close to the amenities of St André de Cubzac, you'll benefit from fast access to shops, schools and services.

What's more, with access to Bordeaux via the N10, you're never far from city life.

Don't miss this unique opportunity to own a Girondine-style stone property in a tranquil, green setting. Contact us today to arrange a viewing and discover the full potential of this exceptional property.

Are you interested ?



Marie

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