



Ref : 9869LRC

Stone property Girondine style with outbuildings, Idyllic setting

Area **ST Andre de cubzac**



Habitable : 271 m²



Usable : 0 m²



Land : 3 800 m²

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 kWh/m².an

Estimation des émissions 3,00 kg éqCO₂/m².an



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DESCRIPTION

With a generous 271 m² 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 14m² Fitted
Shower room 6m², WC
WC 4 m²
Dining room 28,50m² Fireplace
Entrance hall 7,42 m²
Living room 59 m² Fireplace
Bedroom 1 - 26.34 m² Closet
Bedroom 2 - 15.59 m²
Bathroom 14,49 m² With shower
W.C. 4.45 m² With shower

1st floor :

Landing 5,88 m²
Bedroom 3 - 18.12 m² With shower room and WC
Bedroom 4 - 15.56 m² With shower room and WC
Bedroom 5 - 20.22 m² With shower room and WC
Garage 160 m² Attached
Outbuilding 30 m² Non Attached
40 m² 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 m² 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 m²) 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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