







EXCEPTIONAL LARGE 5 BEDROOM DETACHED STONE PROPERTY WITH PRIVATE GARDEN & POOL, NEAR AMBARÈS ET LAGRAVE

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EXCEPTIONAL LARGE 5
BEDROOM DETACHED
STONE PROPERTY WITH
PRIVATE GARDEN & POOL,
NIEAR AMBARES ET LAC





#### PROPERTY FACT FILE

REFERENCE A34305MGD33

PRICE € 680,000

£ 0\*

\*agency fees included: 5 % TTC to be paid by the buyer (645 000 EUR hors honoraires)

BEDROOM 5
BATHROOM 0

ACCOMMODATION 275 m<sup>2</sup>

LAND 4606 m<sup>2</sup>

TOWN Ambarès-et-Lagrave

**DEPARTMENT** 

LOCATION 50km or less to airport

TYPE Maison de Vacances, House,

Family Home

CONDITION

FEATURES Swimming Pool, Mains Drains,

Garage

\*Price based on current exchange rate which is subject to change





- Excellent condition, well maintained
- Large garden & pool
- Close to amenities, good transport links
- Spacious & light rooms
- Easy access to Bordeaux

Magnificient detached stone property close to Ambarès, with large enclosed garden & pool. Lounge, dining room, kitchen, office/second lounge, 2 further rooms (ideal for home working or professional offices), 5 bedrooms, 3 shower rooms, garage. Very well maintained property with gas central heating and mains drainage. Near train

#### DESCRIPTIF

This is a stunning detached stone dwelling with a beautiful private garden and pool. With around 275m2 living space the property comprises:

entrance hall with stairs

large lounge around 30m2 overlooking the garden & pool dining room 26m2 with exposed stonework and beautiful parquet floor

large fitted kitchen/diner 34m2

office / reception room 25m2 with fireplace & parquet floor, 2 further rooms (13m2 & 12m2) currently used as office & professional treatment room (could be ideal downstairs bedroom if requred)

wc, storage room with access to garage, utility/laundry room. Upstairs there are 5 bedrooms - 2 large en-suite bedrooms at the front of the house (around 25m2 & 24m2) one of which also has a walk in wardorbe, plus 3 further bedrooms (all around 10m2) plus a separate shower room & a wc.

Garage 38m2.

The owners have taken great care of the property, which benefits from gas central heating, double glazing and mains drainage as well as fibre optic internet connection.

The enclosed and mature garden around 4600m2 is accessed via an electric gate and has parking area for several cars, and a large pool and terrace area.

The centre of the town Ambarès et Lagrave, where there are all amenities including shops, restaurants, schools etc, is a short drive, and the nearby railway station has trains into Bordeaux in around 15 minutes. The property also has easy access to the A10 motorway and to the tram network, so has very good local transport links. 5km from shopping centre at Sai

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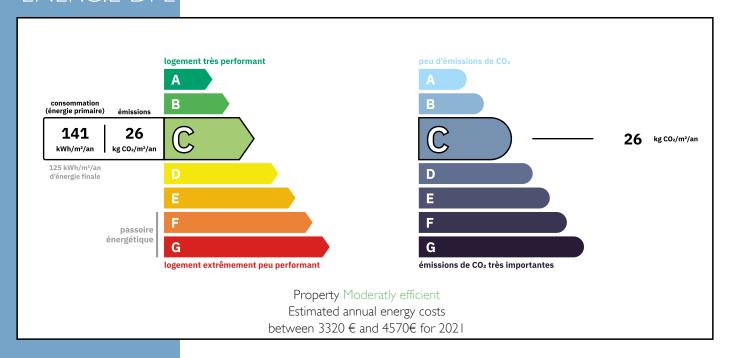
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https://leggettprestige.com/luxury-property-for-sale/view/A34305MGD33 COMPLETE FILE AND PHOTO ON REQUEST EXCEPTIONAL LARGE 5
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Information about risks to which this property is exposed is available on the Géorisques website: https://www.georisques.gouv.fr/

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## **ENERGIE-DPE**



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# CONTACT

Réf :A34305MGD33 FILE COMPLETE AND PHOTOS ON REQUEST



Téléphone : +33 553 608 488 E-mail: prestige@leggett.fr