



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

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PROPERTY FACT FILE	
REFERENCE	A34305MGD33
PRICE	€ 759,900 £ 0* <small>*agency fees included: 6 % TTC to be paid by the buyer (720 000 EUR hors honoraires)</small>
BEDROOM	5
BATHROOM	0
ACCOMMODATION	275 m ²
LAND	4606 m ²
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
<small>*Price based on current exchange rate which is subject to change</small>	



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

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Magnificent 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 required)

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 wardrobe, 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.

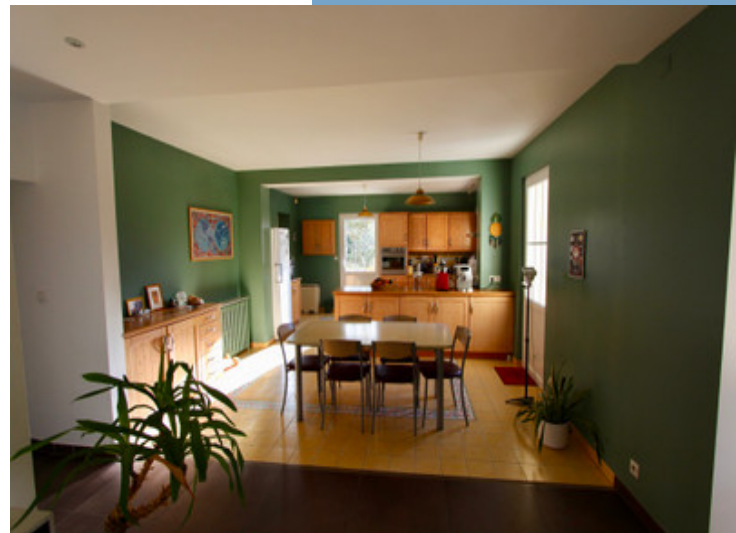
The enclosed and mature garden around 4600m² is accessed via an electric gate and has parking area for several cars, and a large pool and terrace area.

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

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A34305MGD33>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

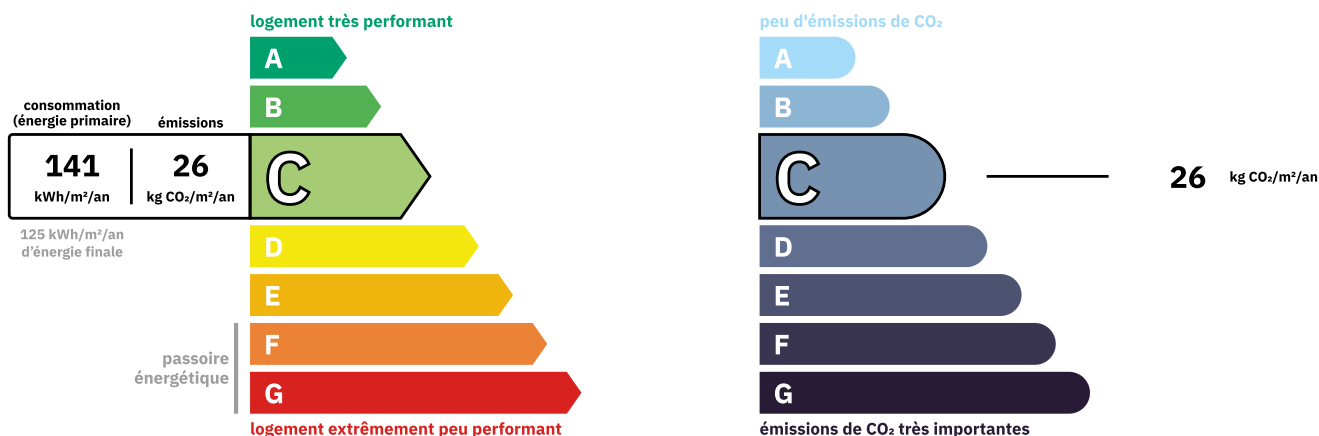
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ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>



Property **Moderately efficient**
Estimated annual energy costs
between 3320 € and 4570€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

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FILE COMPLETE
AND PHOTOS
ON REQUEST

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