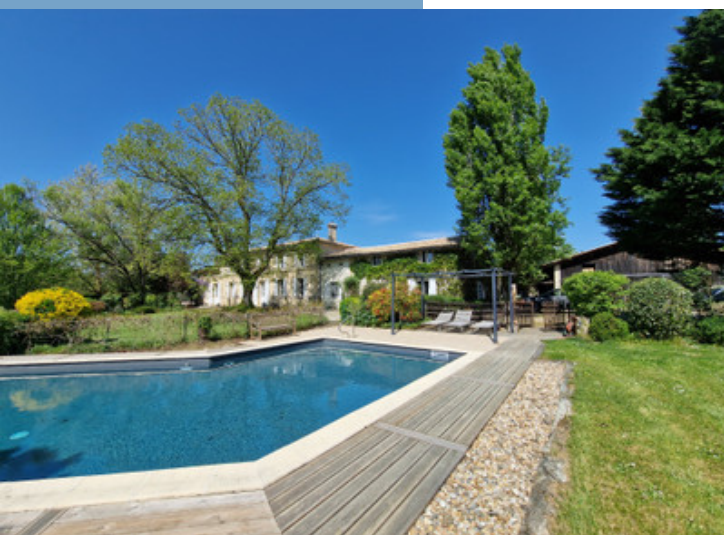




BEAUTIFUL GIRONDINE WITH 10 HECTARES OF
MEADOWS, WOODS AND A POND, 35 MINUTES
FROM BORDEAUX

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PROPERTY FACT FILE	
REFERENCE	A36177SLI33
PRICE	€ 845,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	7
BATHROOM	6
ACCOMMODATION	371 m ²
LAND	106818 m ²
TOWN	Saint-André-de-Cubzac
DEPARTMENT	
LOCATION	Village property
TYPE	Gîte
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Lake
<small>*Price based on current exchange rate which is subject to change</small>	





BEAUTIFUL GIRONDINE
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MEADOWS, WOODS AND
A POND, 35 MINUTES
FROM BORDEAUX...

Ref : A36177SLI33

A Girondine in an enchanting setting overlooking 10 hectares of fenced meadows, woods, a pond, and a beautiful swimming pool. This charming property offers 370m² of living space, including a gîte and barns. Perfect for a nature-loving owner with horses who wants to stay close to Bordeaux.

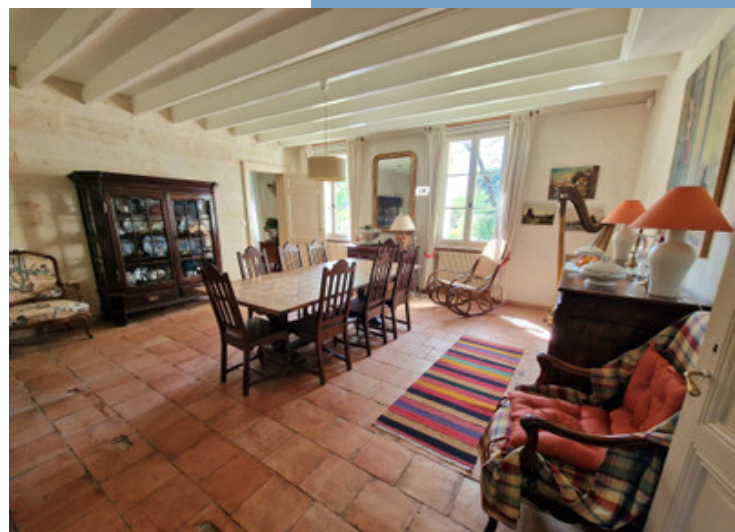
DESCRIPTIF

This beautiful Girondine is reached via a private lane. To the South side of the property a 1700m² pond sits in the hollow of the valley overlooked by the enticing swimming pool. Several terraces offer idyllic settings for an apéritif. To the rear of the property, there is a panoramic view of the 10 hectares of meadows and woods sold with the property.

The main house offers adjoining reception rooms with southern exposure. In the living room, dining room, and entrance hall, you'll find exposed stone walls and Gironde tiles. The renovated 28m² kitchen has a dual south and west exposure and an open fireplace. Adjoining the kitchen, in the small living room, you'll be captivated by the view. A large 23m² office has an unobstructed view of the horses at the rear of the Girondine. A bedroom, utility room, workshop, and boiler room complete the ground floor of the main house. Upstairs, the 30m² master suite has a beautiful exposed trusses and a shower room with a bathtub and separate toilet. A 20m² bedroom has its own shower room. The third 10m² bedroom is next to a bathroom and separate toilet.

Attached to the main house is a gîte with a 30m² living room, kitchen, and shower room on the ground floor. Upstairs, there are two bedrooms, each with a shower room and toilet. The gîte could be used as part of the house or as a separate gîte with a separate entrance.

The 180m² and 80m² wooden barns can be used as horse stalls or to house farm machinery. The current urban p



More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A36177SLI33>

COMPLETE FILE AND PHOTO ON REQUEST

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

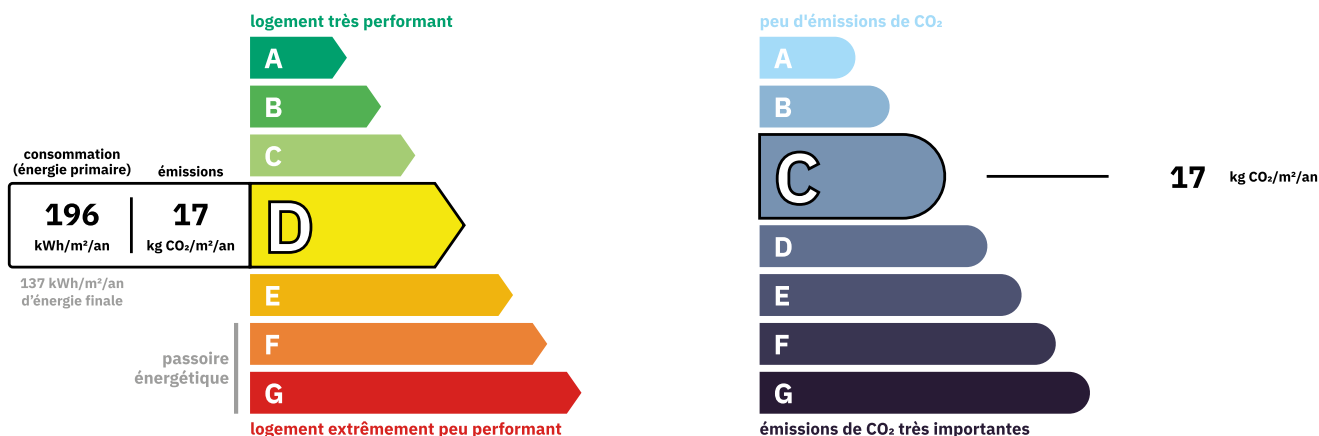
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BEAUTIFUL GIRONDINE WITH
10 HECTARES OF MEADOWS,
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MINUTES FROM BORDEAUX...

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

Ref : A36177SLI33

ENERGIE-DPE



Property **Poorly efficient**
Estimated annual energy costs
between 5460 € and 7480€ for 2023

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

Réf : A36177SLI33
FILE COMPLETE
AND PHOTOS
ON REQUEST

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