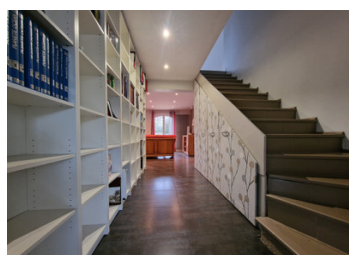


Renovated family house on a leafy 2845m² plot close to Bordeaux



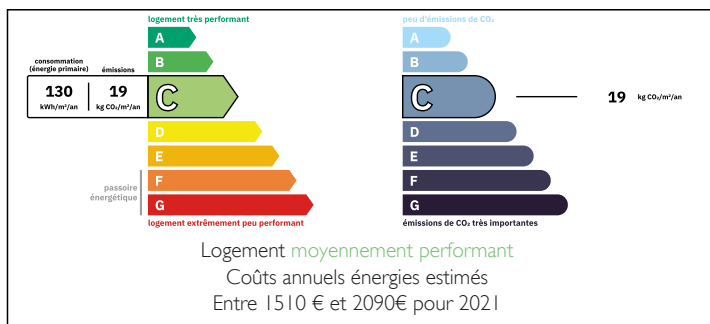
INFORMATION

Town:	Cestas
Department:	Gironde
Bed:	4
Bath:	2
Floor:	195 m ²
Plot Size:	2845 m ²

IN BRIEF

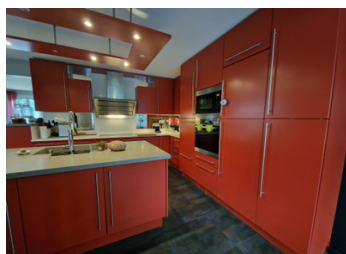
This property located in Cestas Rejouit sits in the middle of a large wooded garden with a 10m x 5m pool. This family home with 4 bedrooms has views onto the extensive garden with numerous windows in each room. The main living room with a wood burner opens onto a paved South facing terrace as well as a large veranda. The house is cosy in Winter, enables sun soaked eating in the veranda in Spring and has a large well exposed swimming pool with no overlook for the summer. The green environment make this a privileged area of Cestas. The location is 16km from the center of Bordeaux, 19 minutes' drive to Bordeaux airport and 35 minutes' drive to Arcachon and Atlantic coast beaches.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

This property sitting on a lush 2845m² plot with a large swimming pool has a very pleasant flow. The fully equipped kitchen is at the heart of this family home with a formal dining area to one side and a breakfast area surrounded by windows to the other. The main entrance has a welcoming window seat looking onto the garden. A hall with a floor to ceiling bookcase leads to the South facing living room with wood burner and veranda. The ground floor includes a large utility room / office as well as a parental suite including a large bathroom with jacuzzi bath and separate shower which opens onto the garden. Three bedrooms and a bathroom make up the first floor. An 80m² outbuilding to the rear of the plot offers storage and a garage. This plot is buildable and a separate entrance could open onto the road to the rear of the property.

This is a perfect home for a family who are dreaming of a large garden close to Bordeaux, the airport and the Atlantic coast.

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

LOCAL TAXES

Taxe foncière: 2336 EUR

Taxe habitation: EUR

NOTES