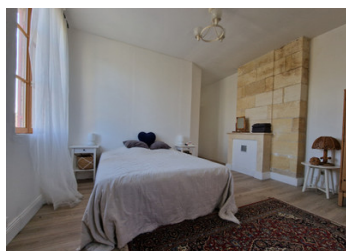
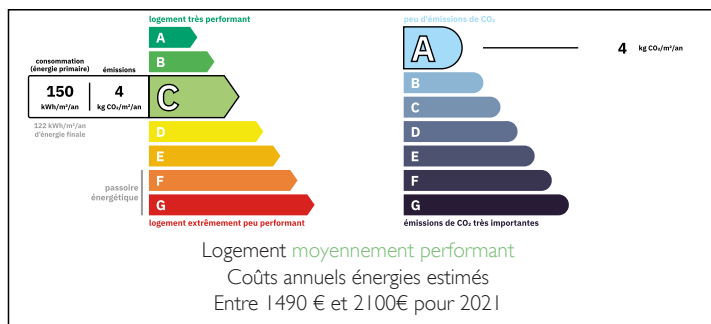


Stone house in the forest, with no neighbours, only 25km to the center of Bordeaux

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Cestas
Department:	Gironde
Bed:	5
Bath:	4
Floor:	250 m2
Plot Size:	30000 m2

IN BRIEF

This unique 19th century property is surrounded by meadowland and forest, yet only 25km from the center of Bordeaux. Napoléon III ordered the construction as a house for engineers overseeing the drainage of the Landes forest. Today the house offers 250m² of living space including 5 bedrooms and 4 bathrooms. South and North facing terraces look onto the Landes forest. The 3 hectares of prairies sold with the property are equipped as paddocks for horses and also have an enclosed swimming pool and agricultural garages. The house has reversible air conditioning, 3 fireplace inserts and recent individual drainage.

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 family home offers 250m² of living space, close to commodities and to Bordeaux but surrounded by meadows and forest.

Located in Cestas, this property is a few km from the A63 motorway giving easy access to the Bordeaux ringroad (Rocade) as well as secondary roads to Bordeaux and Bordeaux airport. Arcachon is also reached via the motorway in 38 minutes. Regular trains to Bordeaux and Arcachon are from Gazinet train station which is 10km from the house.

A 'cathedral' entrance on the ground floor leads to a large living room and dining room. Both rooms have views onto the forest, insert fireplaces and high ceilings. The fully equipped kitchen with a dining area also has an insert fireplace and opens onto a South West facing terrace. A shower room with toilet, a second entrance with cupboard storage space and a utility room complete the ground floor.

5 bedrooms are to be found on the 1st floor. The master bedroom has an ensuite bathroom and a dressing room and faces both South East and North East. A large second bedroom with a dressing room also provides access to the attic space via a staircase. The attic stretches the width of the house. The three other bedrooms and 2 bathrooms are on the West side of the 1st floor. The layout could lend itself to a bed & breakfast.

Reversible air conditioning provides heating and cooling throughout the house. The 3 insert fireplaces on the ground floor have...

LOCAL TAXES

Taxe foncière: 3025 EUR

Taxe habitation: EUR

NOTES