

Beautiful Girondine with 10 hectares of meadows, woods and a pond, 35 minutes from Bordeaux

EXCLUSIVE

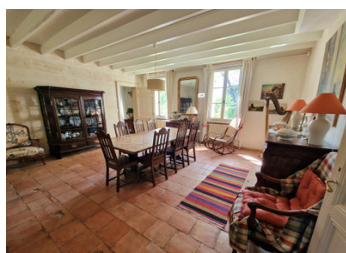


INFORMATION

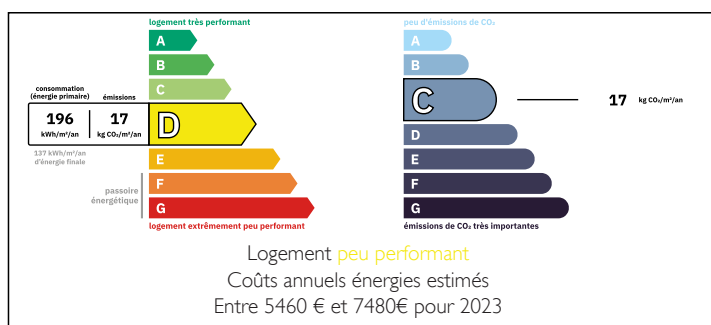
Town:	Saint-André-de-Cubzac
Department:	Gironde
Bed:	7
Bath:	6
Floor:	371 m2
Plot Size:	106818 m2

IN BRIEF

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.



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.



LOCAL TAXES

Taxe foncière: 1138 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

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 aperitif. 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...