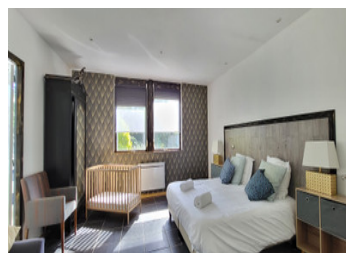
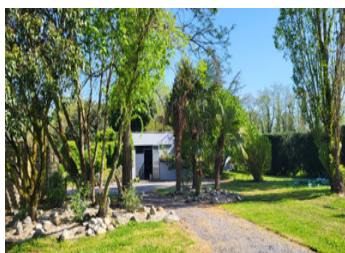


Contemporary house for sale with 6 bedrooms, landscaped park with pool in Saint-André-de-Cubzac.



INFORMATION

Town:	Saint-André-de-Cubzac
Department:	Gironde
Bed:	6
Bath:	5
Floor:	307 m2
Plot Size:	10380 m2

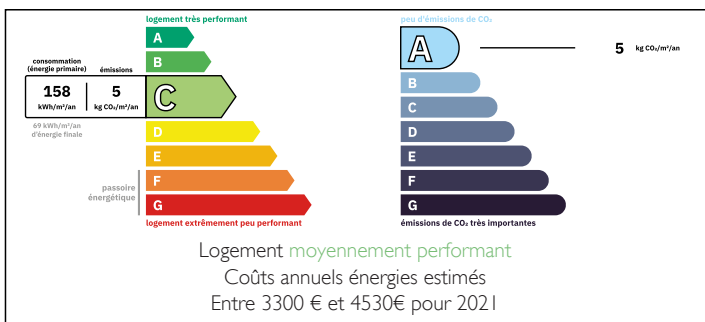


IN BRIEF

SAINT ANDRE OF CUBZAC.

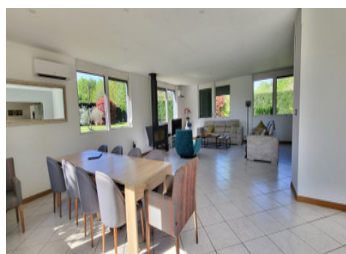
Quiet and yet 5 minutes from the train station and 2 minutes from the A10 access, we invite you to visit this villa with its unique architecture in the heart of a Provençal landscaped park of more than one hectare. This atypical property consists of a main part meeting disabled standards offering 5 bedrooms, 4 water points and a second adjoining including a 2-room gîte. You will appreciate the glazed hall and its cloakroom, the extremely bright living room of more than 100 m² constituting a real panoramic belvedere giving onto the garden not overlooked punctuated by a swimming pool. The semi-open kitchen leading to a pantry/laundry room which will allow you to pleasantly concoct delicious meals for your family and friends. A large car park and a garage are also present for your...

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

Room details:

bedroom 1 16.59 m²

bedroom 2 12.22 m²

bedroom 12.2 m²

bedroom 3 12.36 m²

bedroom 4 21.86 m²

Kitchen 20.1 m²

Entrance 12.18 m²

primary en suite bedroom 11 m²

toilet 1.50 m²

bathroom and toilet 7.58 m²

bathroom and toilet 9.75 m²

laundry room 14.7 m²

Storage space 18.03 m²

Garage 38 m²

Living room 82.62 m²

pantry 4.59 m²

hallway 12.73 m²

bathroom 2 3.92 m²

bathroom 3 10.9 m²

bedroom 5 12.25 m²

bathroom 4 3.99 m²

(studio) living/dining room 29.45 m²

(studio) bedroom 10.84 m²

(studio) bathroom 5 4.97 m²

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

LOCAL TAXES

Taxe habitation: EUR

NOTES