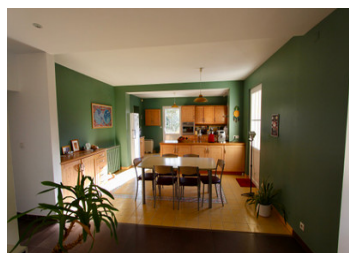


Exceptional large 5 bedroom detached stone property with private garden & pool, near Ambarès et Lagrave



## INFORMATION

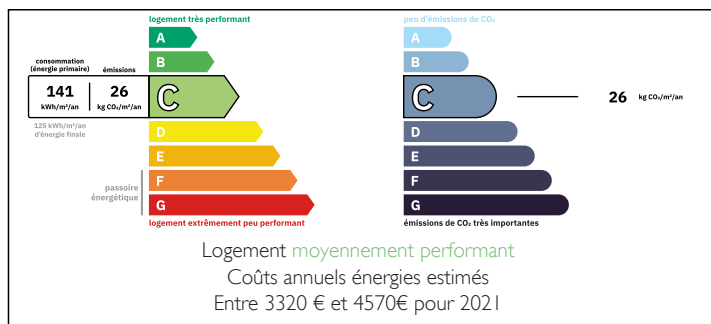
Town:	Ambarès-et-Lagrave
Department:	Gironde
Bed:	5
Bath:	0
Floor:	275 m2
Plot Size:	4606 m2



## IN BRIEF

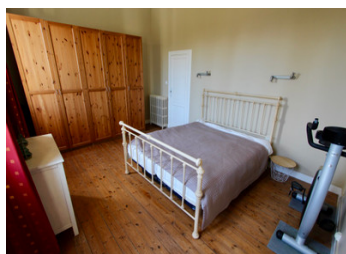
Magnificent detached stone property close to Ambarès, with large enclosed garden & pool. Lounge, dining room, kitchen, office/second lounge, 2 further rooms (ideal for home working or professional offices), 5 bedrooms, 3 shower rooms, garage. Very well maintained property with gas central heating and mains drainage. Near train station & easy access to A10 motorway. Around 2km from centre of Ambarès et Lagrave, 15km from 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 habitation: EUR

## NOTES

## DESCRIPTION

This is a stunning detached stone dwelling with a beautiful private garden and pool. With around 275m<sup>2</sup> living space the property comprises:

entrance hall with stairs

large lounge around 30m<sup>2</sup> overlooking the garden & pool

dining room 26m<sup>2</sup> with exposed stonework and beautiful parquet floor

large fitted kitchen/diner 34m<sup>2</sup>

office / reception room 25m<sup>2</sup> with fireplace & parquet floor,

2 further rooms (13m<sup>2</sup> & 12m<sup>2</sup>) currently used as office & professional treatment room (could be ideal downstairs bedroom if required)

wc, storage room with access to garage, utility/laundry room.

Upstairs there are 5 bedrooms - 2 large en-suite bedrooms at the front of the house (around 25m<sup>2</sup> & 24m<sup>2</sup>) one of which also has a walk in wardrobe, plus 3 further bedrooms (all around 10m<sup>2</sup>) plus a separate shower room & a wc.

Garage 38m<sup>2</sup>.

The owners have taken great care of the property, which benefits from gas central heating, double glazing and mains drainage as well as fibre optic internet connection.

The enclosed and mature garden around 4600m<sup>2</sup> is accessed via an electric gate and has parking area for several cars, and a large pool and terrace area.

The centre of the town Ambarès et Lagrave, where there are all amenities including shops, restaurants, schools etc, is a short drive, and the nearby railway station has trains into Bordeaux in around 15 minutes. The property also has easy access to the A10 motorway and to the tram network, so has very good local transport links. 5km from shopping centre at Sainte Eulalie (many...