

19th-century manor house on the outskirts of Bordeaux



INFORMATION

Town:	Latresne
Department:	Gironde
Bed:	4
Bath:	1
Floor:	174 m2
Plot Size:	6607 m2

IN BRIEF

Nestling in a green setting in Cénac, this superb 225 m² manor house combines the charm of yesteryear with a privileged setting. Built 150 years ago and remodelled in the 1930s/40s, it has preserved its authenticity with old parquet flooring, Gironde tiles and original fireplaces.

A bright, harmonious layout

Ground floor: spacious, light-filled living rooms, two bedrooms, a study, a bathroom and WC.

First floor: two further bedrooms, a bathroom and WC with shower.

Basement: a 51 m² convertible cellar.

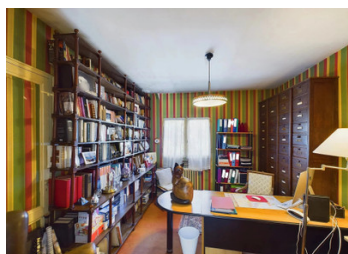
An exceptional natural setting

The property is set in 6,507 m² of wooded parklands, with an avenue of hundred-year-old cedars and formal gardens. A well makes it easy to maintain the grounds.

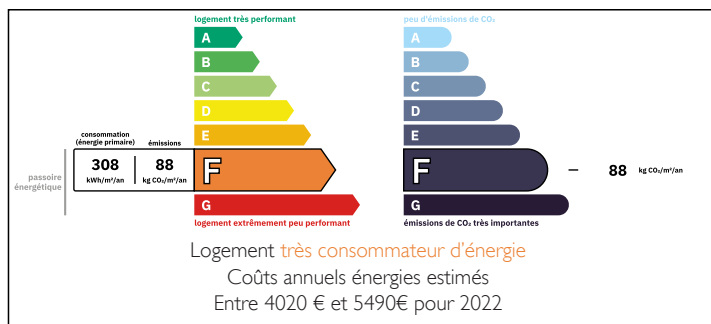
Outbuildings and development potential

55 m² garage

55 m² annexe, ideal for a separate space or

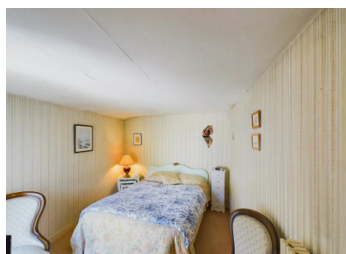


ENERGY - DPE



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: 2055 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Nestling in the heart of a green setting in Cénac, this superb manor house, built 150 years ago, offers a privileged living environment combining history, nature and urban proximity. An exceptional property with preserved charm

Renovated in the 1930s/40s, this 225 m² property (174 m² of which can be lived in) boasts authenticity and period materials, including old parquet flooring, Gironde tiles and original fireplaces.

A bright, harmonious layout

- Ground floor:
- Spacious living rooms bathed in light
- Two bedrooms
- A study
- A bathroom and WC
- First floor:
- Two additional bedrooms
- A bathroom and WC with water point
- Basement :
- 51 m² convertible cellar, offering great storage or creative space

Exceptional natural setting

This residence is set in 6,000 m² of wooded grounds, enhanced by an avenue of hundred-year-old cedars and French-style landscaped gardens.

A well ensures easy maintenance of the grounds.

Outbuildings and development potential

In addition to the main house :

- 55 m² garage
- 55 m² annexe, ideal for a separate space or workshop
- Work to be carried out & potential for improvement
- Replacement of the oil-fired boiler
- Attic insulation and new joinery
- Refresh the interior and bring the drainage system up to standard
- Possibility of installing an in-ground swimming pool (subject...