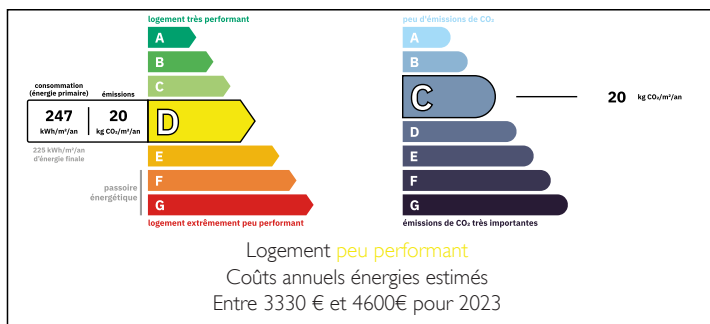


Stone house with dominating views over 6 hectares of land



ENERGY - DPE



INFORMATION

Town:	Saint-André-de-Cubzac
Department:	Gironde
Bed:	5
Bath:	3
Floor:	228 m ²
Plot Size:	68000 m ²

IN BRIEF

Stone property with 6 hectares of land in a bucolic setting. The house is situated on a ridge with panoramic views over a lush undulating park.

The 6 hectares of both flat and sloping land includes pastures are perfect for horses, other animals or for growing vegetables. A 200m² hangar is located 90m from the main house. Several plots are watered with an agricultural irrigation antenna.

The property offers 5 bedrooms and 3 bathrooms with a total of 228m² of living space. The South West facing living and dining room features wooden beams and offers views across the garden. Next to the living room is a covered 42m² summer living room complete with open fire. The swimming pool has a covered terrace and dining area.

The property is located 41km to the North East of Bordeaux and a few kilometres...

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

Pretty family home dominating 6 hectares of garden and pastures, 41km North East of Bordeaux. The house is perfect for summer living with covered living and dining areas and a swimming pool with a panoramic view.

The ground floor of the house comprises of a 50m² living and dining area with South West facing windows with views onto the garden. The property maintains the original outer walls and was rebuilt inside to include character wooden beams in the living area. The galley kitchen has a serving hatch connecting to the dining area and also opens onto the covered terrace next to the swimming pool. To the East side of the living room is a 42m² covered outside living room with open fire which is perfect for evening entertaining in the summer. A corridor running the length of the rear of the living spaces leads to a laundry room, large pantry, a bathroom with a bath, an additional shower room, 2 WC and a garage that could be converted into a ground floor bedroom. The first floor has 5 bedrooms of varying size (from 10m² to 28m²), a WC and a shower room that opens into the main bedroom.

6.8 hectares of land are sold with this property. 1 plot is flat, 2 others have a slight gradient and the remaining land slopes down to the stream at the bottom of the small valley. The stream is sold as part of the property and several plots are...

LOCAL TAXES

Taxe foncière: 1074 EUR

Taxe habitation: EUR

NOTES