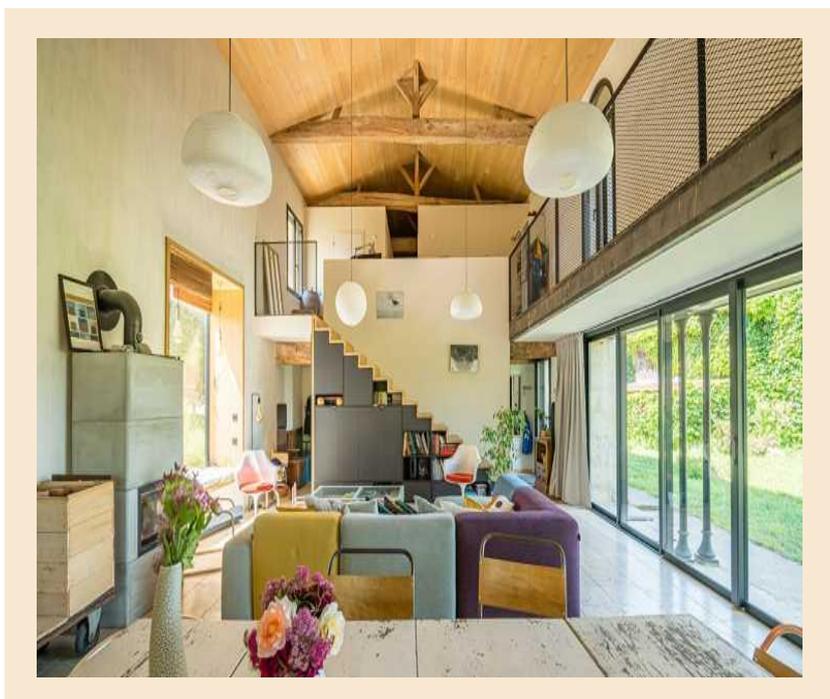


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Former agricultural cellar with a view in Cérons

Gironde , Nouvelle Aquitaine



€770,000

inc. of agency fees

5 Beds 2 Baths 320 sqm 0.25 ha

Nestled in the charming village of Cérons, the Garonne is revealed below. This former agricultural winery has been transformed into a family home and a work space, designed in an entirely eco-responsible...

At a Glance

Reference	MFH-EAB1770EABX	Near to	Bordeaux	Price	€770,000
Bed	5	Bath	2	Hab.Space	320 sqm
Land	0.25 ha	Pool	No	Land Tax	N/A

Property Description

Nestled in the charming village of Cérons, the Garonne is revealed below. This former agricultural winery has been transformed into a family home and a work space, designed in an entirely eco-responsible approach, favoring harmony between nature and housing.

At the entrance, opening onto the parking lot, a 100 sqm work space, equipped with a kitchen and a mezzanine, offers numerous possibilities: professional premises, coworking space or even a gîte. Continuing, the 220 sqm property accommodates a large living room bathed in light, with a cathedral roof reaching 7.5 m in height. Facing east, this room shares space with a fitted kitchen facing south, offering a view of the vegetable garden. Bolster stones, plaster coating from St Astier, tiles from the priory of La Réole: almost all the materials are local, guaranteeing comfort and a healthy atmosphere. On the same level are a dormitory, a bathroom, toilets and a laundry room. An oak staircase leads to the sleeping area where three cubic bedrooms are grouped together, accompanied by a bathroom and an office space. A passageway leads to the parental space, consisting of a bedroom with integrated dressing room and adjoining bathroom. The garden, in an assumed "wild" style, houses a barn, a winter garden and a 13th century tower. Once climbed, this tower offers an incredible panorama and can be converted into unusual accommodation or a place of meditation.

This property is a real commitment to the environment and, thanks to its open view, it constitutes an inexhaustible source of tranquility.

DPE in progress

Caroline Montane (EI)

Summary

Property type:	House
Bedrooms:	5
Bathrooms	2
Price	€770,000

Key Information

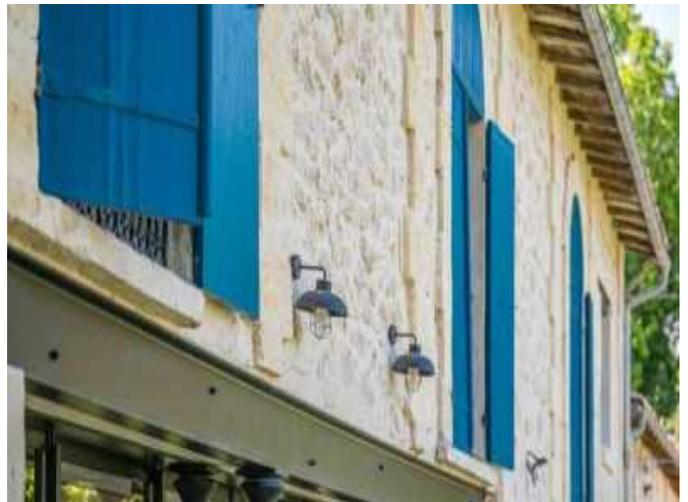
Internal Area:	320 sqm
Land Area:	0.25 ha
Has a Garden	Yes

Location: Nouvelle Aquitaine



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C. BAUER – Sunday Times

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