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Beautiful property with panoramic view

Gironde , Nouvelle Aquitaine



€850,000

inc. of agency fees

5 Beds 1 Baths 310 sqm

This property, the result of a complete renovation, is a harmonious marriage between the charm of the old and contemporary comfort. Everything here exudes elegance and offers a privileged living environment....

At a Glance

Reference	MFH-EAB1830EABX	Near to	Bordeaux	Price	€850,000
Bed	5	Bath	1	Hab.Space	310 sqm
		Pool	No	Land Tax	N/A

Property Description

This property, the result of a complete renovation, is a harmonious marriage between the charm of the old and contemporary comfort. Everything here exudes elegance and offers a privileged living environment.

Nestled on the hillsides of the village of Laroque, on a beautifully landscaped plot, each room opens onto a breathtaking panoramic view, changing with the seasons. With its 310 sqm of surface area, decorated with taste and refinement, the house offers generous spaces.

From the spacious entrance, a dressing room and a wine cellar set the tone. A long corridor, ingeniously fitted out with discreet storage, serves on one side a pretty bedroom, a bathroom and a toilet. On the other side, you access the living room, a vast space of 90 sqm in loft style, bathed in light and opening onto the terrace. The dining room and the modern, fully equipped kitchen share this friendly space. At the back of this ground floor, a second intimate living room, with a cozy charm, reveals a magnificent cathedral ceiling. Upstairs, a 20-meter gallery distributes the various rooms, including a 40 sqm master suite with its dressing room, its adjoining shower room and a separate laundry room. Added to this space is a bathroom with a breathtaking view, a toilet and two additional bedrooms. An independent gîte, fitted out in the same spirit, provides real profitability.

Then a 100m² outbuilding serving as a garage adjoins the property. Its location is ideal: essential shops, care centers, schools and college are only 2 km away. Bordeaux can be reached quickly in 25 minutes by train at Cérons station.

ENERGY CLASS: C / CLIMATE CLASS: A. Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2022: between 2280 and 3120 euros.

Caroline Montane (EI)

Summary

Property type:	House
Bedrooms:	5
Bathrooms	1
Price	€850,000

Key Information

Year Built:	1850
Internal Area:	310 sqm
Has a Garden	Yes

Location: Nouvelle Aquitaine



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