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Bourgeois house with large garden and swimming pool in the city center

Gironde , Nouvelle Aquitaine



€450,500

inc. of agency fees

5 Beds 250 sqm 0.4 ha

This exceptional property is ideally located in the heart of the city center of Coutras, offering a refined and spacious living environment. Its bright interior highlights magnificent period features...

At a Glance

Reference	MFH-EAB1835EABX	Near to	Bordeaux	Price	€450,500
Bed	5	Pool	Yes	Hab.Space	250 sqm
Land	0.4 ha			Land Tax	N/A

Property Description

This exceptional property is ideally located in the heart of the city center of Coutras, offering a refined and spacious living environment.

Its bright interior highlights magnificent period features such as high ceilings, elegant moldings and wooden

parquet floors, giving a unique charm to this characterful residence. Upon entering, the perfectly preserved old tiles immediately catch the eye.

On either side of the hall, you will find an office and a bedroom with a private shower room, offering comfort and privacy. Continuing, a corridor leads to a living room bathed in light thanks to a large bay window opening onto the garden. The kitchen and dining room, located parallel to the living room, create a warm and friendly space, ideal for entertaining.

An elegant wooden staircase takes you upstairs, where four large bedrooms are located, including a master suite, a bedroom with a private shower room, as well as two other bedrooms sharing a bathroom.

The attic and garage, accessible by the same staircase, add a practical dimension to this charming residence.

Outside, you will enjoy a vast wooded and enclosed plot of 4000 sqm, guaranteeing total privacy.

The 8x4 meter salt pool is a real asset to enjoy sunny days. Completely renovated with quality materials, this property harmoniously combines the character of the old and modern comfort.

All shops, schools and the train station are within walking distance, and its location is ideal: only 15 minutes from Libourne, 45 minutes from Bordeaux by car, and 25 minutes by train, with a train station only 5 minutes away on foot.

ENERGY CLASS: C / CLIMATE CLASS: C. Estimated average amount of annual energy expenditure for standard use, established from 2022 energy prices: between 2140 and 2950 euros.

Sindy Jaud (EI) : /

Summary

Property type:	House
Bedrooms:	5
Price	€450,500

Key Information

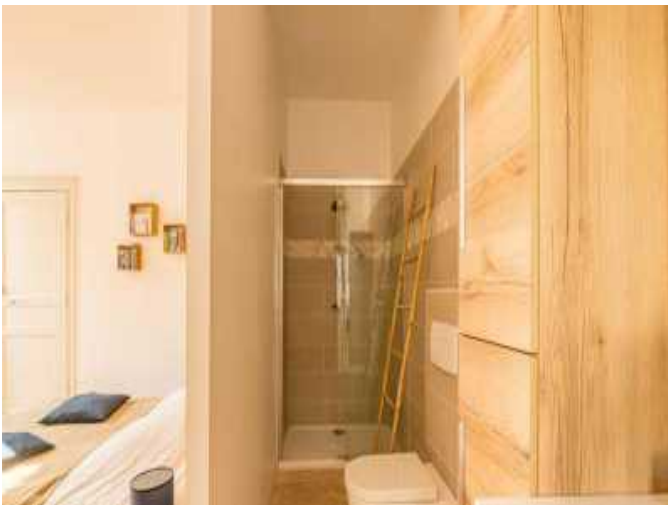
Internal Area:	250 sqm
Land Area:	0.4 ha
Swimming Pool?	Yes

Location: Nouvelle Aquitaine



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C. BAUER – Sunday Times

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