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Large family home in a privileged setting

Gironde , Nouvelle Aquitaine



€430,000

inc. of agency fees

6 Beds 1 Baths 180 sqm 1.37 ha

This large family home offers all the necessary comfort for nature lovers. From the entrance, decorated with large built-in cupboards, you enter a beautiful living room bathed in light, offering a breathtaking...

At a Glance

Reference	MFH-EAB1848EABX	Near to	Bordeaux	Price	€430,000
Bed	6	Bath	1	Hab.Space	180 sqm
Land	1.37 ha	Pool	No	Land Tax	N/A

Property Description

This large family home offers all the necessary comfort for nature lovers.

From the entrance, decorated with large built-in cupboards, you enter a beautiful living room bathed in light, offering a breathtaking view of the garden, which seems to extend as far as the eye can see.

On one side, a warm lounge area around a stone fireplace with a closed insert; on the other, a dining area facing an open, functional and carefully fitted kitchen. The large terrace, a real invitation to relax, allows you

to fully enjoy this peaceful setting. The night area of the house has a pleasant surprise in store with its five spacious bedrooms, a bathroom and a shower room, both recently tastefully renovated.

The garden, fully fenced, extends over more than 3000 sqm and has an automatic gate, guaranteeing total privacy, without any vis-à-vis.

In addition to this generous plot, an adjoining meadow of one and a half hectares offers an ideal space to accommodate horses or preserve the tranquility of the place. In addition, an independent gîte of approximately 50 sqm, completely renovated and equipped with a private fenced garden, can accommodate guests or generate additional income.

Located near Saint-Émilion, this property is of great interest.

ENERGY CLASS: D / CLIMATE CLASS: B. Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2022: between 2040 and 2820 euros.

Sindy Jaud (EI) : /

Summary

Property type:	Countryside house
Bedrooms:	6
Bathrooms	1
Price	€430,000

Key Information

Internal Area:	180 sqm
Land Area:	1.37 ha
Has a Garden	Yes

Location: Nouvelle Aquitaine



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