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## Renovated castle in its green setting

Gironde , Nouvelle Aquitaine



# €1,820,000

inc. of agency fees

7 Beds   3 Baths   833 sqm   2.16 ha

In Saint-André-de-Cubzac, a few steps from all amenities, this fully renovated castle combines authentic charm and modern comfort. Located on landscaped grounds, it offers generous volumes and high-end...

### At a Glance

<b>Reference</b>	MFH-EAB1923EABX	<b>Near to</b>	Bordeaux	<b>Price</b>	€1,820,000
<b>Bed</b>	7	<b>Bath</b>	3	<b>Hab.Space</b>	833 sqm
<b>Land</b>	2.16 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

In Saint-André-de-Cubzac, a few steps from all amenities, this fully renovated castle combines authentic charm and modern comfort. Located on landscaped grounds, it offers generous volumes and high-end services: swimming pool with pool house, sacred chapel, pond with fountain, and solar panels ensuring excellent energy performance (DPE: B).

This rare property offers two separate homes, ideal for accommodating a large family or carrying out a

unique life project. The interior spaces are distinguished by a meticulous renovation, carried out with quality materials.

The castle deploys vast living rooms bathed in light thanks to large openings, while preserving the character of the period features: old parquet floors, majestic fireplaces, and refined moldings.

The two homes, connected but independent, can easily be combined into one. There is an elegant entrance, a library, seven bedrooms including master suites, an office, and magnificent convivial living rooms.

The architecture harmoniously combines classicism and modernity, offering a setting that is both elegant and functional. Outside, the landscaped park invites you to relax. The recently renovated swimming pool and its perfectly designed pool house form an ideal space for moments of conviviality.

The private, sanctified chapel is an exceptional place for family events such as baptisms or weddings. The pool, decorated with a fountain, adds a touch of serenity, while the solar panels reflect an eco-responsible approach. Located in the immediate vicinity of schools, shops and services, this atypical property benefits from an environment that is both practical and pleasant.

Few properties are able to combine historical character and contemporary requirements so harmoniously. This castle, with its unique character and quality services, promises its future owners an extraordinary living environment.

ENERGY CLASS: B/ CLIMATE CLASS: A. Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2024: between 5030 and 6860 euros.

Sindy Jaud (EI) : /

## Summary

Property type:	Countryside house
Bedrooms:	7
Bathrooms	3
Price	€1,820,000

## Key Information

Internal Area:	833 sqm
Land Area:	2.16 ha
Has a Garden	Yes

## Location: Nouvelle Aquitaine



## Gallery







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