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## Renovated stone house with garden in Saint Gervais

Gironde , Nouvelle Aquitaine



**€735,000**

inc. of agency fees

5 Beds   1 Baths   200 sqm   0.06 ha

Ideally located in the charming town of Saint Gervais, just 30 minutes from Bordeaux, this former 185m<sup>2</sup> presbytery has undergone a complete renovation and has a 600m<sup>2</sup> garden offering a peaceful outdoor...

### At a Glance

<b>Reference</b>	MFH-EAB1670EABX	<b>Near to</b>	Bordeaux	<b>Price</b>	€735,000
<b>Bed</b>	5	<b>Bath</b>	1	<b>Hab.Space</b>	200 sqm
<b>Land</b>	0.06 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Ideally located in the charming town of Saint Gervais, just 30 minutes from Bordeaux, this former 185m<sup>2</sup> presbytery has undergone a complete renovation and has a 600m<sup>2</sup> garden offering a peaceful outdoor space.

From the entrance, a superb master suite opens to the left, followed by a living room where the solid parquet

floors, the original fireplace and the cement tiles create an atmosphere full of charm. The fully equipped kitchen, bathed in light thanks to its large custom-made glass roof, is a real highlight. The right wing of the house houses a laundry room and bedroom, providing a practical layout. Upstairs, a landing leads to three bedrooms with carefully renovated old fittings, sharing an elegant bathroom.

This residence is completed by a healthy cellar of 60m<sup>2</sup> and a double garage. Just 4km from Saint André de Cubzac, this house combines the calm of the countryside and the immediate proximity to amenities.

ENERGY CLASS: C/ CLIMATE CLASS: C. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2022: between 1,530 and 2,150 euros.

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## Summary

Property type:	House
Bedrooms:	5
Bathrooms	1
Price	€735,000

## Key Information

Internal Area:	200 sqm
Land Area:	0.06 ha

## Location: Nouvelle Aquitaine



## Gallery







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**C. BAUER – Sunday Times**

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