



CHARMING HOUSE ON ALMOST 5 HECTARES
WITH GÎTE, VINEYARD AND WINERY. 30
MINUTES FROM BORDEAUX.

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PROPERTY FACT FILE

REFERENCE	A13574
PRICE	€ 1,037,000 £ 887,029* <small>*agency fees to be paid by the seller</small>
BEDROOM	7
BATHROOM	2
ACCOMMODATION	530 m ²
LAND	49282 m ²
TOWN	Saint-André-de-Cubzac
DEPARTMENT	Gironde
LOCATION	0-2KM to amenities
TYPE	
CONDITION	Good condition
FEATURES	Hobby vineyard, Electricity on site Garage

*Price based on current exchange rate which is subject to change



- EQUESTRIAN PROPERTY
- VINEYARD PROPERTY
- GUEST HOUSE
- BUILDING WITH POTENTIAL TO BE DEVELOPED
- NEAR St André de Cubzac & BORDEAUX

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Beautiful ensemble, ideally located, surrounded by about 4 hectares in a single block, consisting of buildings of character.
An old wine storehouse of 126 m² is present on the property, but is not used any more.
It offers various exploitation perspectives.

DESCRIPTIF

A large house of 400m², with oil-fired heating.

On the ground floor:

An entrance hall of about 40m²,

a living room of 40 m² with fireplace,

a kitchen of 22 m², with its bread oven, and its adjoining cellar of 12 m²,

a storeroom of 25 m²,

a lean-to of 38 m²,

A veranda used as summer kitchen of 36 m², with view on the terrace of 49 m², with above ground swimming pool.

A large space of 46 m² (used as office) which offers interesting possibilities of arrangement, a bedroom of 16 m², a bathroom with double basin tiled of 10 m², and a separate toilet.

On the first floor:

A first mezzanine, located above the corridor, presents a guest room with parquet floor and exposed beam,

A space of 40 m², adjoining, could be made into a master suite

A second mezzanine, located above the office, where there are a first room of 46 m² and a dressing room of 35 m²

These two spaces could also be rearranged as a bedroom/ living room/ library/ cinema/ playroom...

A single storey house of 130 m² (formerly used as a rural gîte) comprises

a large living room of 48 m²,

two bedrooms with velux of about 9.5 m²,

a kitchen of 15 m²,

a shower room of 6 m²,

a separate toilet,

a large bedroom of 21 m², with dressing room.

Around the buildings is a block of land currently planted with AOC BORDEAUX vines .

The grape varieties present on the property are Merlot, Cabernet

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A13574>

COMPLETE FILE AND PHOTO ON REQUEST

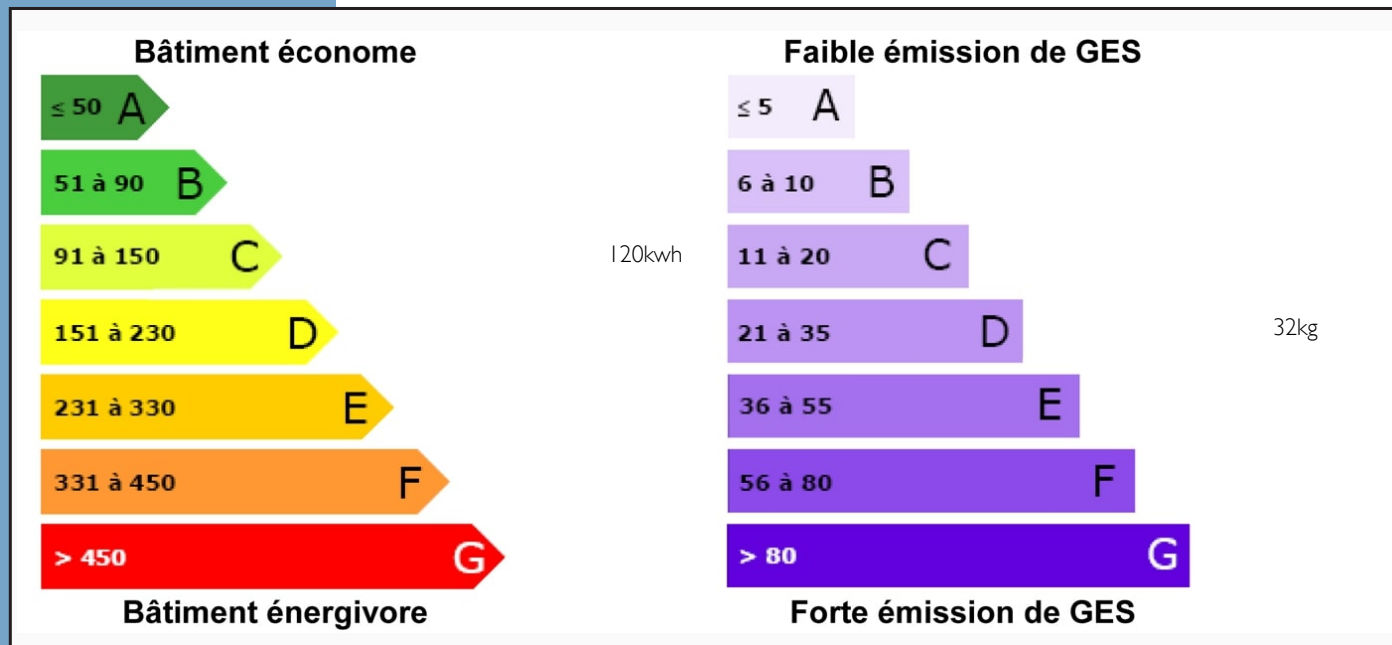


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ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>



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CONTACT

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FILE COMPLETE
AND PHOTOS
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