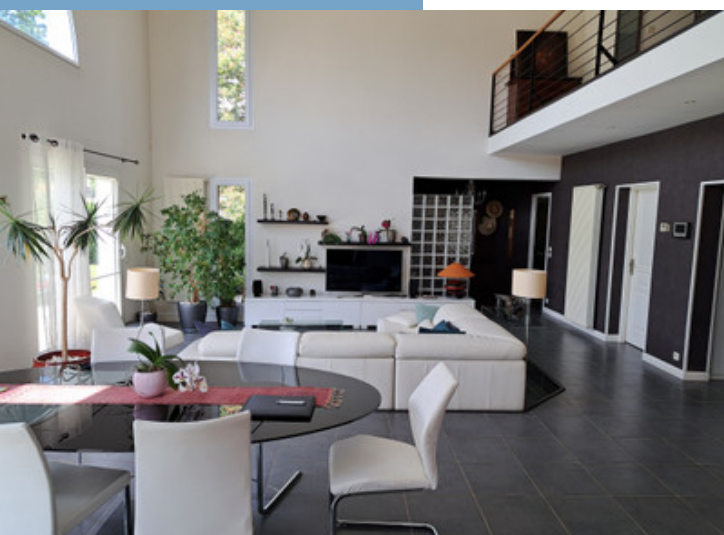


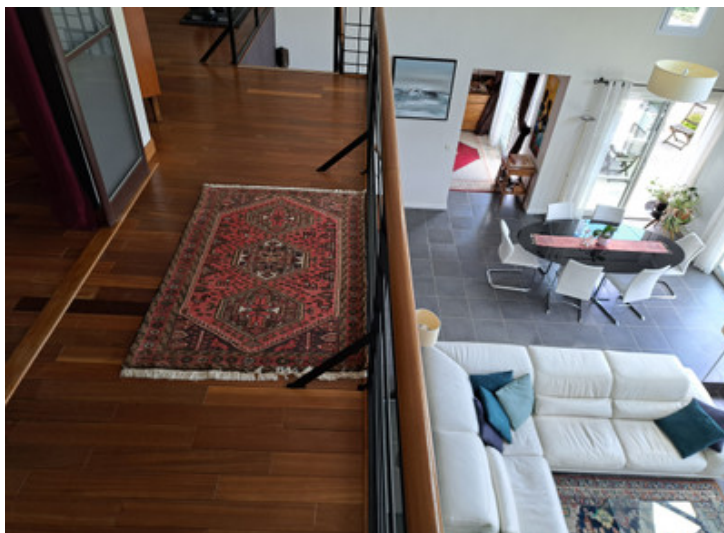


SUPERB, SPACIOUS, LIGHT-FILLED VILLA WITH SWIMMING POOL

SUPERB, SPACIOUS,
LIGHT-FILLED VILLA WITH
SWIMMING POOL...



PROPERTY FACT FILE	
REFERENCE	A30129GM33
PRICE	€ 820,000 £ 694,991* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	2
ACCOMMODATION	214 m ²
LAND	1832 m ²
TOWN	Saint-Sulpice-et-Cameyrac
DEPARTMENT	Gironde
LOCATION	Close to golf course
TYPE	Maison de Vacances, House
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Walking distance to shops
*Price based on current exchange rate which is subject to change	



- 215m2 living space
- Pool
- Large open bright living space
- 30 minutes from Bordeaux
- Golf location secure and private

SUPERB, SPACIOUS,
LIGHT-FILLED VILLA WITH
SWIMMING POOL...

Ref : A30129GM33

Golf de Cameyrac, private secure residence

-Size: 7-room villa, 215 m²

-Entrance gate with motorization

-Roof in perfect condition with cleaning work using RENO mouse sanitiser and water-repellent tile treatment carried out in 2015

DESCRIPTIF

Discover this superb 7-room villa, spanning 215 m², located within the prestigious Golf de Cameyrac in a private, secure residence. This elegant home offers a harmonious blend of spacious living and luxurious comfort, making it an ideal retreat for discerning buyers.

The ground floor welcomes you with a generous 70 m² living area that seamlessly combines a lounge, kitchen, and utility room. This space is perfect for both everyday living and entertaining guests. The night space on this level includes three well-appointed bedrooms, a bathroom with shower, and a WC, providing ample accommodation for family and visitors.

Upstairs, you'll find a luxurious master suite featuring a spacious bedroom, shower room, WC, and a walk-in dressing room. Additionally, a study/library offers a quiet space for work or relaxation, enhancing the home's versatility.

The exterior of the property is equally impressive, boasting a beautifully landscaped garden equipped with an integrated sprinkler system. A heated saltwater swimming pool with a submerged cover invites you to unwind and enjoy the serene surroundings. A 24 m² garage with a workshop area provides practical storage and workspace, completing this exquisite property.

Situated on the outskirts of Bordeaux, this villa enjoys an exceptional setting with convenient access to a range of recreational amenities. The Golf de Cameyrac, tennis courts, equestrian centre, and scenic woods are all just a few minutes' walk away. Additionally, the

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A30129GM33>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

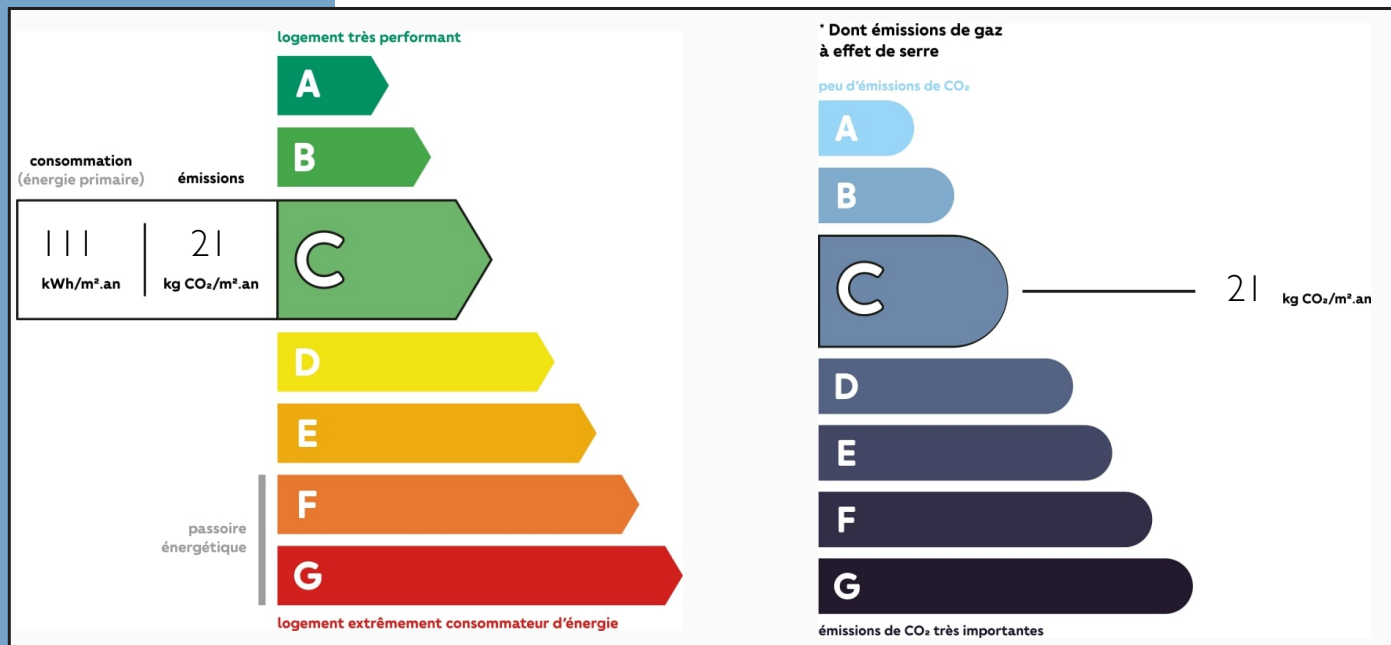
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

SUPERB, SPACIOUS,
LIGHT-FILLED VILLA WITH
SWIMMING POOL...

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

Ref : A30129GM33

ENERGIE-DPE



NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf :A30129GM33
FILE COMPLETE
AND PHOTOS
ON REQUEST

LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr