

Superb renovation +2 studios + pool on enclosed land near Bordeaux

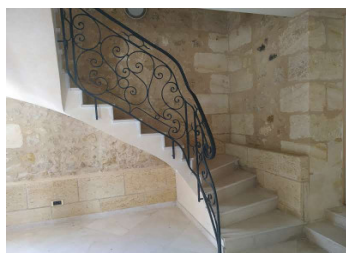


INFORMATION

Town:	Cénac
Department:	Gironde
Bed:	9
Bath:	4
Floor:	615 m2
Plot Size:	5100 m2

IN BRIEF

In a green setting without opposite, 20 minutes from Bordeaux. Near the city center of Cénac, all shops and schools. House of about 600 M2 on a plot of 5100 M2 : generous volumes, various spaces for the family, the work, the reception of hosts, existing studios. +++++An extension is possible up to 7 meters at the ridge, as well as an extension of 80 m2 approximately.



ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

It consists of two main rooms, one of 140M2 with very high ceilings, bright, ideal for a liberal profession, an artist, sports coach or well being, bathroom, toilet and one of 95M2 with both fireplaces.

A vast fitted kitchen of about 45M2 giving access to a beautiful terrace with view on the park with trees.

The house has 3 bedrooms downstairs with a bathroom, shower and sauna.

On the first floor 3 beautiful suites with shower rooms including a master suite of 75M2 with bath, dressing room, Italian shower.

A studio fully equipped with its garage and an independent entrance. A pool house converted into a studio.

The landscaped garden of more than 5000m² hosts a swimming pool of 13,5x5 (up to 2,90M2 deep)

An outside parking and a double garage.

This stone property is waiting for your projects!

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

NOTES