

Newly converted 18th century Château set in parkland, 9km from the center of Bordeaux, 3 bedroom home

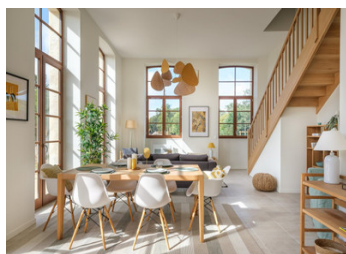


## INFORMATION

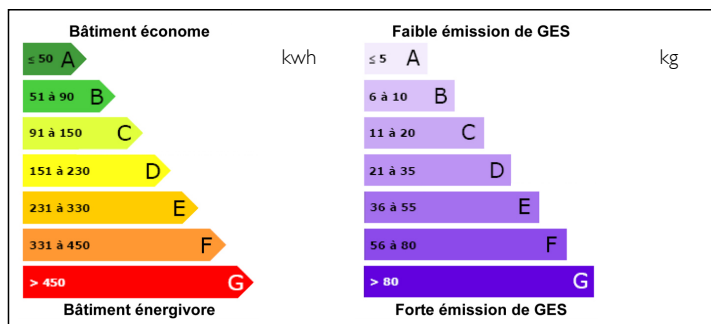
Town:	Gradignan
Department:	Gironde
Bed:	3
Bath:	2
Floor:	100.5 m2
Outside Space:	169 m2

## IN BRIEF

This 3 bedroom duplex home is located at one end of a completely renovated Château in Gradignan, 9km from the center of Bordeaux. This unique property offers the character of a beautiful stone building as well as all the guarantees of a new build home including reduced notary fees. The large and bright living room opens onto the 169m<sup>2</sup> garden with wooden terrace. The Château overlooks a park and woods. The center of Bordeaux is easily reached by public transport. The motorway ringroad is very close as are the shops and restaurants in the sought after suburb of Gradignan.



## 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

Five very tall bespoke double glazed wooden windows, 3 with French doors, bring elegance and light to the 36 m<sup>2</sup> living room of this recently renovated Château. The ground floor of this duplex has a 12 m<sup>2</sup> kitchen with pantry and a wc. The living room opens onto a 169m<sup>2</sup> private garden with wooden terrace, which in turn looks onto woods and parkland. The omnipresent nature surrounding the Château so close to Bordeaux (9 km from the center) is extremely rare and achieves the balance of country living in the city. The 1st floor has an ensuite bedroom measuring 14m<sup>2</sup>, two other bedrooms measuring 13m<sup>2</sup> and 10m<sup>2</sup>, a bathroom and separate wc. The bedrooms have views onto the woods and park. This duplex is set across both floors of the former Château so there is no neighbouring apartment above. The property is sold together with underground parking and communal bicycle parking.

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

## NOTES