LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48252GUH33 Price: 520 000 EUR

agency fees included: 4 % TTC to be paid by the buyer (500 000 EUR without fees)

Contemporary single-storey house, 160 sqm – 4 bedrooms, pool, garage and 812 sqm plot – Cubzac-les-Ponts

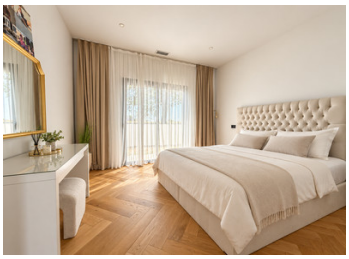














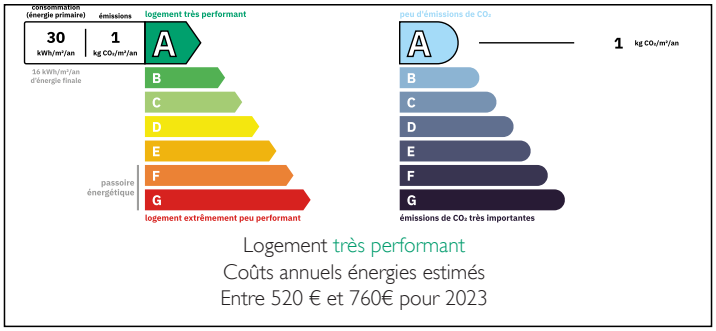
INFORMATION

Town:	Cubzac-les-Ponts
Department:	Gironde
Bed:	4
Bath:	3
Floor:	160 m2
Plot Size:	812 m2

IN BRIEF

Cubzac-les-Ponts (33240), Gironde, around 20 km from Bordeaux, on the edge of the vines and a residential neighbourhood. Contemporary single-storey house built in 2023, with 160 sqm of living space on an 812 sqm plot with a salt-water pool and a covered terrace. A bright, spacious open-plan living area brings together lounge, dining room and fitted kitchen with island, opening onto the terrace through two sliding picture windows. A pantry/utility room and a garage complete the layout. The bedroom wing offers four bedrooms, including two en-suite bedrooms with private shower rooms (bespoke dressing room in the master suite), plus a family bathroom. Herringbone parquet, black-framed windows, ceiling speakers in the lounge, air-to-air heat pump, thermodynamic water heater, fibre-optic broadband. Space prepared for a future summer kitchen. No works required. Energy rating A. A recent, elegant, move-in-ready home designed...

ENERGY - DPE



Logement très performant
Coûts annuels énergies estimés
Entre 520 € et 760€ pour 2023

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.

Ref: A48252GUH33 Price: 520 000 EUR

agency fees included: 4 % TTC to be paid by the buyer (500 000 EUR without fees)







NOTES

DESCRIPTION

On the edge of a residential neighbourhood and looking onto vineyards in Cubzac-les-Ponts, this contemporary single-storey house, built in 2023, stands out for its straightforward layout and the care given to its finishes. A large living area opening onto the terrace, a bedroom wing with four bedrooms including two en-suite, a salt-water pool and an unspoilt garden: everything is in place for comfortable indoor-outdoor living, with no works required.

LIVING SPACE BREAKDOWN

Dining room 24.39 sqm
Lounge 21.56 sqm
Kitchen 15.75 sqm
Pantry/utility room 7.25 sqm
Entrance hall 9.32 sqm
WC 1.93 sqm
Master suite (bedroom, dressing room and private shower room) 27.72 sqm
Second suite (bedroom and private shower room) 20.11 sqm
Bedroom 1 11.82 sqm
Bedroom 2 11.81 sqm
Bathroom 3.32 sqm
Hallways 5.42 sqm
Total living space 160.40 sqm

Including the open-plan living area (lounge, dining room, kitchen): 61.70 sqm

OTHER SPACES (NOT INCLUDED IN LIVING SPACE)

Garage 15.67 sqm
Salt-water pool (liner, 1.40 m deep) 4.00 × 2.70 m
Plot 812 sqm

LIVING SPACES

The generous entrance hall, with built-in storage and a separate WC, leads to the living area on one side and the bedroom wing on the other. Lounge, dining