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Renovated castle in its green setting

Gironde , Nouvelle Aquitaine



€1,820,000

inc. of agency fees

7 Beds 3 Baths 833 sqm 2.16 ha

In Saint-André-de-Cubzac, a few steps from all amenities, this completely renovated castle combines authentic charm and modern comfort. Located on landscaped...

At a Glance

Reference	MFH-EAB1923EABX	Near to	Bordeaux	Price	€1,820,000
Bed	7	Bath	3	Hab.Space	833 sqm
Land	2.16 ha	Pool	No	Land Tax	N/A

Property Description

In Saint-André-de-Cubzac, a few steps from all amenities, this completely renovated castle combines authentic charm and modern comfort. Located on landscaped grounds, it offers generous volumes and high-end services: swimming pool with pool house, sacred chapel, pond with fountain and solar panels ensuring excellent energy performance (DPE: B).

The castle spreads over more than 600m² of living space and offers vast living rooms bathed in light thanks to large openings, all double-glazed, while retaining the character of the period features: restored old parquet floors, majestic fireplaces with inserts and refined moldings. An entrance, a library, seven bedrooms including two master suites, an office, two new fitted and equipped kitchens and magnificent convivial living rooms. The architecture harmoniously combines classicism and modernity, offering an elegant and functional setting. Outside, the landscaped grounds invite you to relax.

The recently renovated swimming pool and its perfectly designed pool house create an ideal space for convivial moments. The private, sacred chapel is an exceptional venue for family events such as baptisms or weddings. The pool adorned with a fountain brings a touch of serenity, while the solar panels guarantee an eco-responsible approach. A garage completes the package. Located in the immediate vicinity of schools, shops and services, this atypical property also benefits from a practical and pleasant environment.

Few properties manage to so harmoniously combine historical character and contemporary requirements. This château, with its unique character and quality services, promises an extraordinary living environment to its future owners.

ENERGY CLASS: B / CLIMATE CLASS: A. Estimated average amount of annual energy expenditure for standard use, established using energy prices for the year 2024: between 5030 and 6860 euros.

Sindy Jaud (EI) : / RSAC Number:

Summary

Property type:	Countryside house
Bedrooms:	7
Bathrooms	3
Price	€1,820,000

Key Information

Internal Area:	833 sqm
Land Area:	2.16 ha
Has a Garden	Yes

Location: Nouvelle Aquitaine



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S. and L. BROWN



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