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Character stone house with rental income

Gironde , Nouvelle Aquitaine



€609,000

inc. of agency fees

5 Beds 201 sqm 0.16 ha

Located between Libourne and Saint André de Cubzac, this stone house is the ideal setting for family life in the countryside. The main house, with its...

At a Glance

Reference MFH-EAB2079EABX

Near to Bordeaux

Price €609,000

Bed 5

Pool Yes

Hab.Space 201 sqm

Land 0.16 ha

Land Tax N/A

Property Description

Located between Libourne and Saint André de Cubzac, this stone house is the ideal setting for family life in the countryside. The main house, with its strong character, has retained all its authentic features. High ceilings, exposed beams, and stonework--everything is there for fans of the blend of authentic and contemporary styles.

It offers an entrance hall, a separate fitted and equipped kitchen, a living/dining room with very high ceilings, a fireplace with a wood-burning stove, and a laundry room. The upper floor offers an office with a breathtaking view of the living room, two bedrooms and a bathroom, and a master suite with a private shower room.

All the comforts are there to move in right away. Numerous workshops, garages, and additional rooms remain to be exploited for those who wish to consider more living space or even create additional accommodation. A separate apartment with an existing tenant consists of a living room, a kitchen, a laundry room, a shower room, and two bedrooms.

Outside, a very pleasant garden without any vis-à-vis will let you enjoy the swimming pool and barbecues for the mild summer evenings. An additional plot of land not attached still allows for projects.

ENERGY CLASS: C / CLIMATE CLASS: A. Estimated average amount of annual energy expenditure for standard use, established from the energy prices of the year 2022: between 2370 and 3270 euros.

Sindy Jaud (EI) /

Summary

Property type:	House
Bedrooms:	5
Price	€609,000

Key Information

Internal Area:	201 sqm
Land Area:	0.16 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Nouvelle Aquitaine



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S. and L. BROWN



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