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Small 19th century castle with Art Deco imprints in Blanquefort

Gironde , **Nouvelle Aquitaine**



€1,080,000

inc. of agency fees

5 Beds 1 Baths 280 sqm 0.13 ha

Ideally located less than 15km from the center of Bordeaux and close to all amenities, this historic residence of 280m2 is set in lush, wooded grounds of 1,280m2. As soon as you enter, the history of...

At a Glance

Reference	MFH-EAB1520EABX	Near to	Bordeaux	Price	€1,080,000
Bed	5	Bath	1	Hab.Space	280 sqm
Land	0.13 ha	Pool	Yes	Land Tax	N/A

Property Description

Ideally located less than 15km from the center of Bordeaux and close to all amenities, this historic residence of 280m2 is set in lush, wooded grounds of 1,280m2.

As soon as you enter, the history of this castle is revealed, giving way to a very special entrance door and a magnificent floor strewn with authentic cement tiles. A superb wooden staircase welcomes us, revealing on

each side a winter living room and on the other a living/dining room giving access to a beautiful terrace through a custom-made bay window.

On either side of this pleasant dining room, a beautiful room that can be used as an office, games room, and/or additional bedroom, on the opposite side is a patio leading to a large fitted kitchen with a view and access direct onto the garden and a staircase giving access to the cellar. This residence has beautiful volumes, with high ceilings in several of its rooms. T

he floors of the house form the sleeping area, on the first floor are 4 bedrooms with a bathroom, including a master suite with its own bathroom, a dressing room and a private terrace with a view of the garden.

Finally, on the second and last floor, a fifth bedroom with a bathroom completes the sleeping area. The exterior of this small castle is made up of a reception garden and a stone-coloured concrete terrace starting at the level of the entrance and running along the house until it forms a large space at the foot of the dining room. dining room offering a view of the landscaped garden. A second terrace covered in travertine surrounds the swimming pool. A 50m² outbuilding adjoining the house and a 45m² independent garage complete the package.

This sublime family home built in 1871, is an exceptional living space bathed in light due to its orientation and its many windows. Its location between town and countryside forms an ideal setting for a family life project.

ENERGY CLASS: D / CLIMATE CLASS: D.

Estimated average amount of annual energy expenditure for standard use, based on energy prices for the year 2021: between EUR3,520 and EUR4,910

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Summary

Property type:	House
Bedrooms:	5
Bathrooms	1
Price	€1,080,000

Key Information

Year Built:	1871
Internal Area:	280 sqm
Land Area:	0.13 ha
Property Features:	
• Balcony: 2	
Has a Garden	Yes
Swimming Pool?	Yes

Location: Nouvelle Aquitaine



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C. BAUER – Sunday Times

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S. and L. BROWN



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