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## Family home in its green setting with swimming pool

Gironde , Nouvelle Aquitaine



# €630,000

inc. of agency fees

3 Beds      190 sqm      0.17 ha

Located near the center of Castelnau, this charming 19th century house, with an area of approximately 190 m2 spread over two levels, offers an enchanting setting with its green garden. The entrance, decorated...

### At a Glance

<b>Reference</b>	MFH-EAB1609EABX	<b>Near to</b>	Bordeaux	<b>Price</b>	€630,000
<b>Bed</b>	3	<b>Pool</b>	Yes	<b>Hab.Space</b>	190 sqm
<b>Land</b>	0.17 ha			<b>Land Tax</b>	N/A

### Property Description

Located near the center of Castelnau, this charming 19th century house, with an area of approximately 190 m2 spread over two levels, offers an enchanting setting with its green garden. The entrance, decorated with vintage tiling, leads to a welcoming living room and a large bedroom, followed by a hallway leading to a spacious bathroom with period ceilings. A discreet staircase reveals, on either side of a free space, two

beautiful bedrooms with sloping and wooded ceilings, accompanied by another bathroom. On the ground floor, the atypical layout presents two living rooms with distinct atmospheres, separated by spaces such as an office and a dining room. The latter, opening onto a covered terrace, offers a view of the garden. The semi-open kitchen, in seventies style with a mosaic of colorful tiles, adds a retro touch. This south-facing family home offers generous outdoor space with a garden, a swimming pool, a wooden terrace, a pool house, a DIY corner, and a green carport that can accommodate two vehicles. Adjacent to the carport, a wooden outbuilding of 80 m<sup>2</sup>, with the typical charm of a cabin in the basin, completes this ensemble, offering additional possibilities.

ENERGY CLASS: D / CLIMATE CLASS: D. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between 2,173 and 2,939 euros.

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## Summary

Property type:	House
Bedrooms:	3
Price	€630,000

## Key Information

Internal Area:	190 sqm
Land Area:	0.17 ha
Has a Garden	Yes
Swimming Pool?	Yes

## Location: Nouvelle Aquitaine



## Gallery







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