



Cambes - Charming property – 1,3 Ha - Swimming pool



SELLING PRICE : €1,100,000

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56 avenue de la Libération
Charles de Gaulle
33110 Le Bouscat

DESCRIPTION

Located near the center of Cambes and Quinsac villages, and 20 minutes from the Bx Saint-Jean railway station, beautiful property built in the 16th and 17th centuries with a 1,3 ha park.

This former 280 sqm barn dominates the valley and enjoys unique views over the Garonne river. It comprises an entrance hall, a large living room with open views, a dining kitchen, a dining room, five bedrooms, a dressing room and two bathrooms. A large study room with an independent access that can be converted into a studio completes this property.

The outside area includes a large covered courtyard and a swimming pool. Exceptional setting.

Very rare property.

Contact: Aymeric Sabatié-Garat 06 61 94 07 13

FEATURES

Type de bien:	House	Surface:	280.0 m ²	Terrain:	-
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	7 rooms
NB de chambres:	5 bedrooms	Honoraire à la charge:	from the seller		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : D 203kWh/m².year

Indice d'émission de gaz à effet de serre (GES) : D kg CO₂/m².an

Estimated amount of annual energy expenditure for standard use: \$4,074.70

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