COLDWELL BANKER
EUROPA REALTY

# Castle Saint-Loubès 390 m²




SALE PRICE : 685 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

13 cours Tournon
France, 33000, Bordeaux

PHONE : +33557340139
immoba@coldwellbanker.fr

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## DESCRIPTION

Coldwell Banker Immoba Realty is delighted to present this beautiful property in the heart of the village, just 15 km from Bordeaux.
The ground floor features two spacious reception rooms, a living room, and a kitchen. Upstairs are six bedrooms, each with its own bathroom, as well as a large attic space still to be converted.
The landscaped grounds include a large swimming pool, a stream, and an outbuilding of approximately 100 m².
SNCF train station 400 m away, shops within walking distance, and quick access to the airport. Perfect for a charming guesthouse project.

Agency fees payable by the seller

Energy performance diagnosis: DPE 249 (D) / GES 9 (B)
Estimated annual energy costs between €13,820 and €18,750
Presented by Annie Herte
Sales Agent – RCAS 835 362 922
Professional Liability Insurance: MA035A20ANPM/O2
Further information on potential risks related to this property is available on request or on the Géorisques website: www.georisques.gouv.fr
All our listings are available at www.immoba.fr

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## FEATURES

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|---|---|---|---|---|---|
| Property type: | Castle | Area: | 390.0 m² | Property tax: | €3.00 |
| Number of rooms: | 12 rooms | Number of bedrooms: | 6 bedrooms | | |

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

## ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): D 249

Greenhouse gas emissions (GHG) index: B 9

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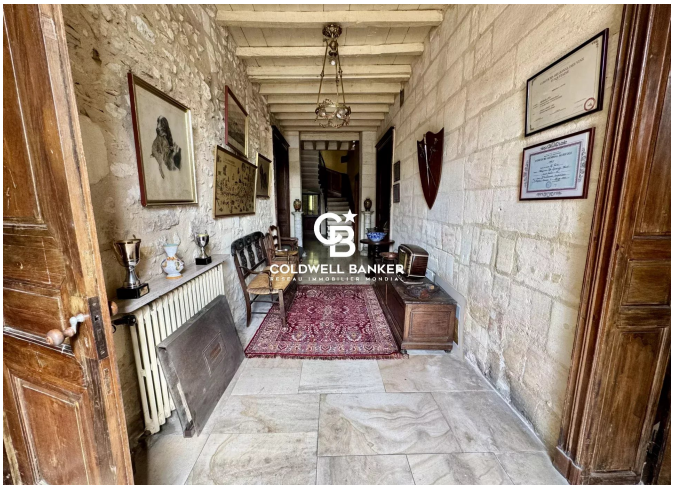








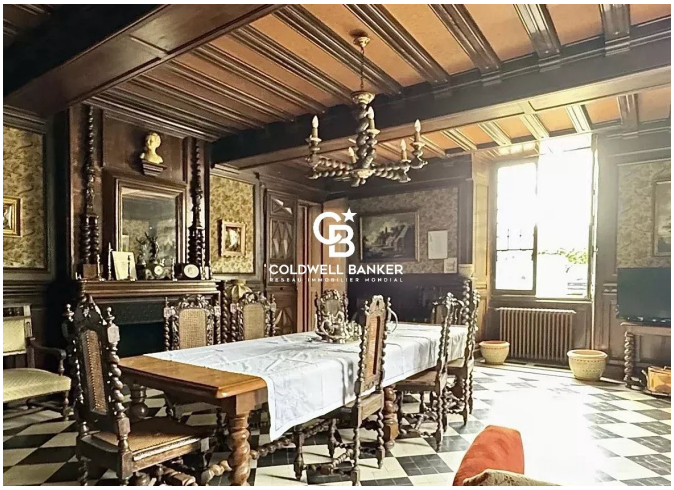


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