

Château Saint-Loubès 390 m²



PRIX DE VENTE : 685 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

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

CARACTÉRISTIQUES

Type de bien :	Château	Surface :	390.0 m ²	Taxe foncière :	€3.00
NB de pièces :	12 rooms	NB de chambres :	6 bedrooms		

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

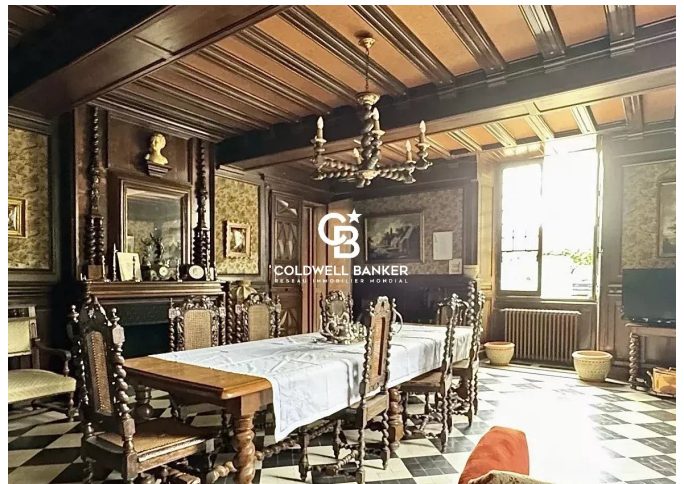
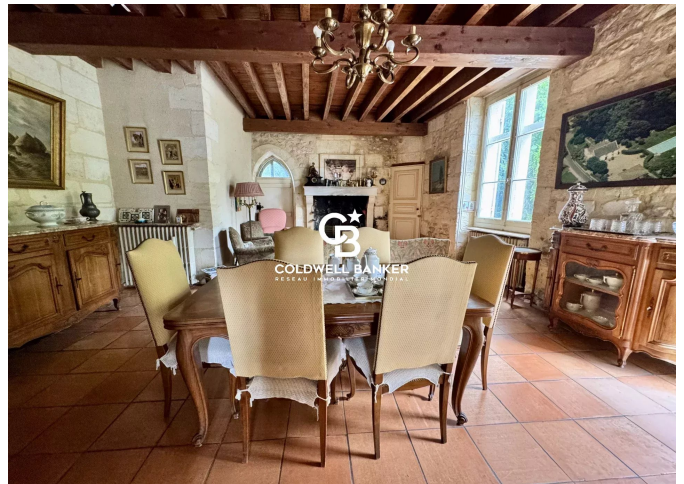
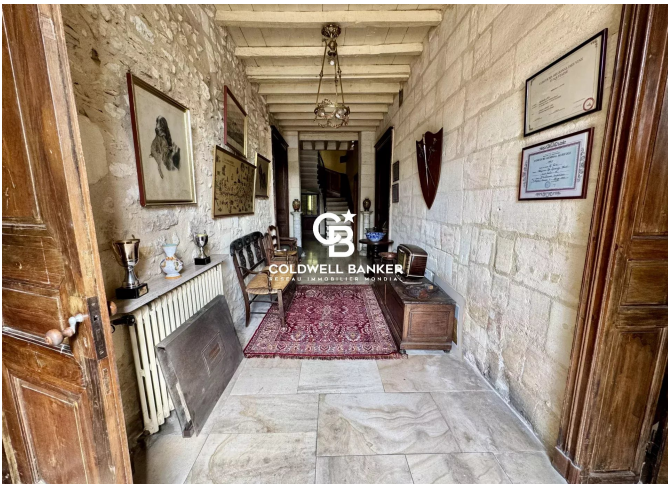
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 249

Indice d'émission de gaz à effet de serre (GES) : B 9



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