COLDWELL BANKER
EUROPA REALTY

House Lesparre-Médoc 464 m²




SALE PRICE : 595 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

13 cours Tournon
France, 33000, Bordeaux

PHONE : +33557340139
immoba@coldwellbanker.fr

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## DESCRIPTION

The Coldwell Banker Immoba Realty agency is pleased to present to you this vast Landes built in 1981 in an enchanting setting. It has superb reception rooms on two levels as well as 10 bedrooms and 7 bathrooms. The 15,000m2 plot contains a small pond among oaks and pines. 20 minutes from the ocean beaches, 10 minutes from the center of Lesparre-Médoc and its many shops, its TER station which connects Bordeaux St-Jean in 1 hour, discover this oasis of tranquility which will also be comfortable as a main residence, holiday home or even as a bed and breakfast activity.

Fees payable by the buyer: €28,000 (5%)

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## FEATURES

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|---|---|---|---|---|---|
| Property type: | House | Area: | 464.0 m² | Property tax: | €1.00 |
| Number of rooms: | 14 rooms | Number of bedrooms: | 10 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): C 146

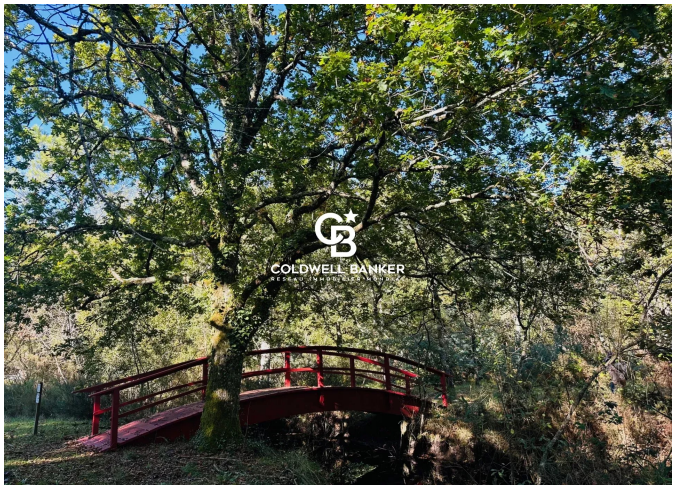
Greenhouse gas emissions (GHG) index: A 4

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