

Maison Artigues-près-Bordeaux 330 m<sup>2</sup>

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PRIX DE VENTE : 1 400 000 €

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EMAIL : [IMMOBA@COLDWELLBANKER.FR](mailto:IMMOBA@COLDWELLBANKER.FR)

## DESCRIPTION

Coldwell Banker Immoba Realty offers you this superb property located 20 minutes from Bordeaux.

Set on approximately 13 hectares of contiguous land, this property features a beautiful stone building of about 330 sqm of living space as well as several outbuildings.

A pool, spring, pond, and private helicopter station allow for the development of various projects.

This rare property is a must-see.

Energy Performance Certificate: C (169) and Greenhouse Gas Emissions: A (5)

Estimated annual energy costs: €2450-€3390/year.

File available upon request.

Fees are the responsibility of the buyer: 5%

Contact: Marie-Lucie Chanraud

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Agent commercial indépendant

RSAC: 878552314

RCP: 12710419

## CARACTÉRISTIQUES

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Type de bien :	Maison	Surface :	330.0 m <sup>2</sup>	NB de pièces :	11 rooms
NB de chambres :	6 bedrooms				

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Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 169

Indice d'émission de gaz à effet de serre (GES) : A 5



**COLDWELL BANKER**  
**EUROPA REALTY**



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