

Maison Libourne 400 m<sup>2</sup>

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PRIX DE VENTE : 650 000 €

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## DESCRIPTION

Coldwell Banker Immoba Realty invites you to discover, in the town of Libourne, this elegant maison de maître. It displays all its character in the heart of a landscaped park of just over three hectares. A rare property where authenticity, refinement and a gentle way of life come together in a preserved setting.

About 400 m<sup>2</sup>, the residence charms with its generous proportions, its brightness and the elegance of its features. The double living room, spacious and convivial, opens widely onto the pool and the park, creating a perfect harmony between interior and exterior.

The property comprises seven bedrooms, offering multiple possibilities for accommodating a large family or distinguished guests. The charm of the old is subtly preserved here through a warm and timeless atmosphere.

At the rear of the property, the Provençal spirit reveals its uniqueness: terraces bathed in light, open vistas over the park, a Mediterranean ambience around the pool... a true way of life oriented toward the outdoors, in absolute calm and sheltered from view.

A prestigious property ideal for a family residence, a reception venue or a high-end project on the outskirts of Bordeaux.

DPE 95 (B) and GES 3 (A)

Estimated annual energy costs €1,820–€2,510/year

Fees payable by the seller.

Independent Sales Agent

RSAC: 828362285 / RCP: 127100479

For more information or to arrange a viewing, please contact Stéphane Laroche.

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## CARACTÉRISTIQUES

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Type de bien :	Maison	Surface :	400.0 m <sup>2</sup>	NB de pièces :	12 rooms
NB de chambres :	7 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)

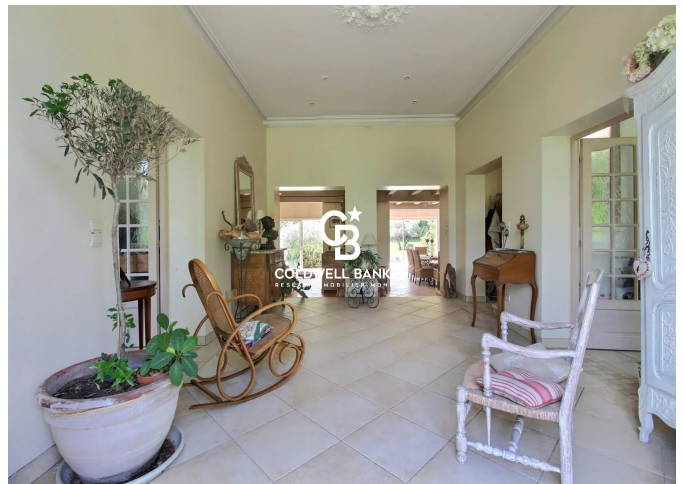
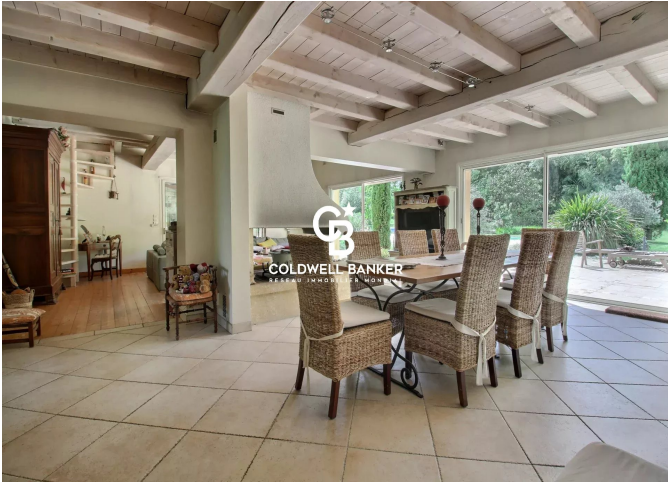
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : B 78

Indice d'émission de gaz à effet de serre (GES) : A 3



**COLDWELL BANKER**  
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