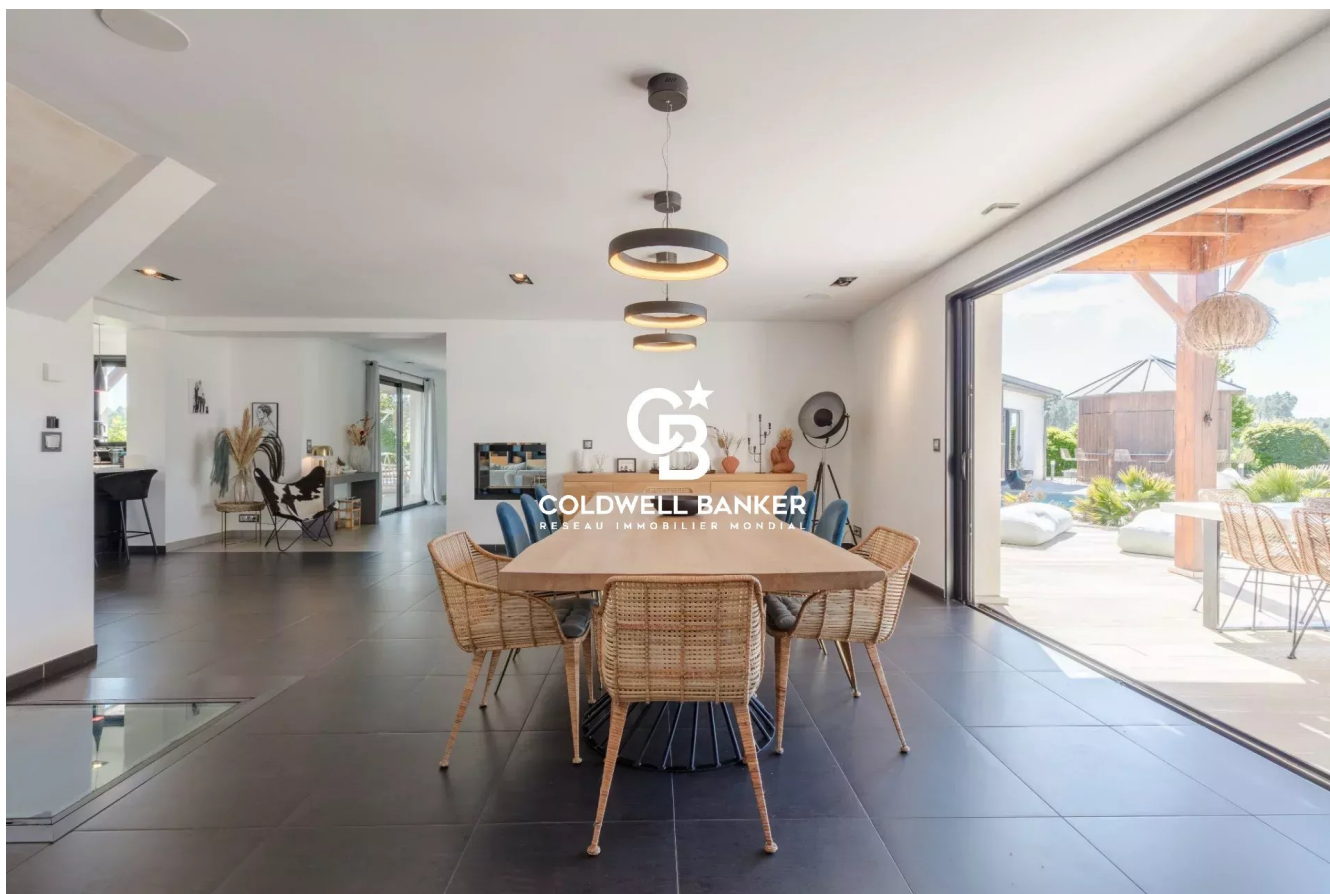


Maison Saint-André-de-Cubzac 300 m<sup>2</sup>

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PRIX DE VENTE : 1 189 000 €

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

## DESCRIPTION

Just 25 minutes from Bordeaux, this outstanding 300 sqm property is set within a magnificent 6,500 sqm landscaped park, offering a rare lifestyle combining space, privacy and high-end comfort — ideal as a primary or secondary residence.

Close to vineyards, transport links and the city, the contemporary villa stands out for its brightness and generous volumes. The 130 sqm living area, enhanced by large floor-to-ceiling windows, opens onto a terrace and a stunning indoor/outdoor swimming pool. Year-round comfort is ensured by geothermal underfloor heating and cooling.

On the ground floor, three independent bedrooms — each with en-suite shower room and direct outdoor access — provide privacy and convenience. The primary suite features a private lounge, bespoke walk-in dressing and a spacious bathroom. Upstairs, an additional suite with a suspended terrace enjoys panoramic park views.

Outdoors, the amenities are equally impressive: a six-car carport, fully equipped summer kitchen, solarium, jacuzzi and beautifully designed landscaping. Smart home automation, high-definition audio system, video surveillance and an electric vehicle charging station complete the features.

Within 10 minutes: bilingual Montessori school, middle school, train station, shops and A10 motorway access — combining accessibility with absolute tranquility.

Energy Performance:

EPC (DPE): B (80)

GHG (GES): A (2)

Estimated annual energy costs: €1,450 – €2,020

Price: €1,189,000 including agency fees

Agency fees: €55,000 (4,8%) payable by the buyer

Net seller price: €1,134,000

For information on potential risks related to this property, visit: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

For more information, contact Vincent MACARY, Independent Sales Agent (EI)

RSAC: 909 975 096 – Professional Liability Insurance: 127100479

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## CARACTÉRISTIQUES

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Type de bien :	Maison	Surface :	300.0 m <sup>2</sup>	NB de pièces :	7 rooms
NB de chambres :	5 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)

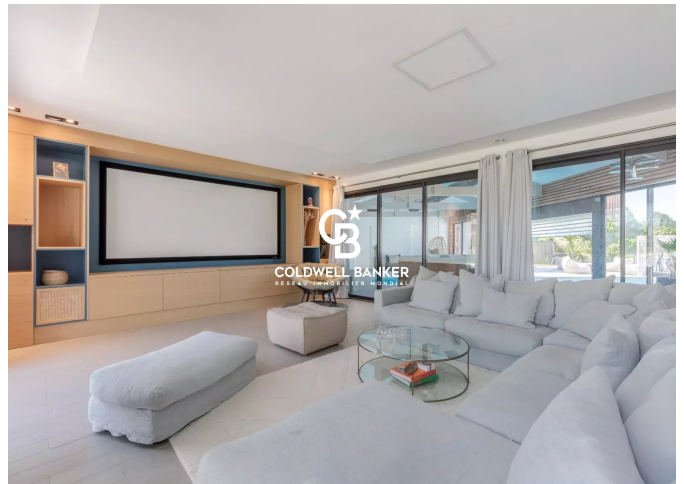
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : B 80

Indice d'émission de gaz à effet de serre (GES) : A 2



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