



18th century Castle - Bègles - 8,000 sqm park - Swimming pool - Garage



SELLING PRICE : €1,995,000

EMAIL : BORDEAUX@BARNES-INTERNATIONAL.COM

38 cours Georges Clémenceau
33000 Bordeaux



PHONE : +33533093089
bordeaux@barnes-international.com

56 avenue de la Libération
Charles de Gaulle
33110 Le Bouscat

DESCRIPTION

Less than 10 minutes from Saint-Genès area, this magnificent property comprises a 316 sqm castle, fully restored in 2017, skillfully combining historical features and modern comfort. The main entrance distributes three beautiful reception rooms, a very bright dining room and a large dining kitchen opening onto a pretty terrace with a heated facing West swimming-pool. On the 1st floor, a landing opens onto three bedrooms, including a master en-suite bedroom with dressing room and bathroom, a shower room, a playing room and storage space.

Two towers located on each side of the castle, each have a bedroom with shower-room, one of which has a kitchenette and an independent access. A 8000 sqm park planted with trees, a large garage for four cars and a 42 sqm cellar complete this exceptional property, a haven of peace, out of sight.

FEATURES

Type de bien:	House	Surface:	316.0 m ²	Terrain:	-
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€2,861.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	11 rooms
NB de chambres:	5 bedrooms	Honoraire à la charge:	to the buyer		

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

ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : D 200kWh/m².year

Indice d'émission de gaz à effet de serre (GES) : D kg CO₂/m².an

Estimated amount of annual energy expenditure for standard use:
entre \$3,790.00 et \$5,200.00

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