



## Maison au calme, 5 chambres, bureau, salle cinéma et double garage



### Ügynök információ

|            |                                                                                                  |
|------------|--------------------------------------------------------------------------------------------------|
| Név:       | ArKadia                                                                                          |
| Cégnév:    |                                                                                                  |
| Ország:    | United Kingdom                                                                                   |
| Telefon:   |                                                                                                  |
| Languages: | Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish |

### Hirdetés részletei

|           |                |
|-----------|----------------|
| Ingatlan: | Eladó          |
| Ár:       | USD 669,605.49 |

### Elhelyezkedés

|                        |                     |
|------------------------|---------------------|
| Ország:                | France              |
| Állam/Régió/Tartomány: | Nouvelle-Aquitaine  |
| Város:                 | Camblanes-et-Meynac |
| Írányítószám:          | 33360               |
| Feladta:               | 2025. 07. 01.       |

#### Leírás:

Camblanes Area – Your SAFTI advisor Alexandre Carteau (+33 6 15 81 06 30) invites you to discover this beautiful contemporary home built in 2003, offering 245 m<sup>2</sup> (2,637 sq ft) of living space on a 5,000 m<sup>2</sup> (1.24 acre) plot, located in a peaceful setting just 5 minutes from Camblanes.

The ground floor includes an entrance hall, a spacious 70 m<sup>2</sup> (753 sq ft) living area with fireplace and open-plan kitchen, a bedroom with en-suite shower room, a large office, a home cinema, a utility room with shower, a pantry, and separate toilet.

Upstairs, you'll find a large landing with a library area, a spacious bedroom with en-suite shower room, four additional large bedrooms, a bathroom, and a separate toilet.

An independent double garage, a large reception and parking area, terraces, and a vast garden with pool potential at the rear of the house complete this property.

Floor plans, photos, and virtual tour available on request.

|        |      |
|--------|------|
| Built: | 2003 |
|--------|------|

### Gyakori

|                    |         |
|--------------------|---------|
| Hálósobák:         | 7       |
| Fürdőszobák:       | 4       |
| Kész négyzetméter: | 245 nm  |
| Telekméret:        | 5000 nm |

### Room details



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Total rooms: 8

## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 95

## Lease terms

Date Available:

## További információ

Weboldal URL: [http://www.arkadia.com/AGHX-T654709/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/AGHX-T654709/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 1498524

