



## listing



### 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 835,820.74

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Nouvelle-Aquitaine
Város:	Cérons
Feladta:	2026. 03. 04.

### Leírás:

Ideally located in the centre of Cérons, within immediate walking distance of shops, services, schools and the train station, this elegant period residence enjoys a prime location with fast access to Bordeaux, the A62 motorway and the international airport. Offering approximately 346 sqm of living space, the property, currently operated as a guest house, is distinguished by its generous volumes, natural light and preserved period features, including marble fireplaces, original wooden floors, high ceilings and a beautiful stone staircase. The ground floor opens onto a spacious entrance hall leading to a welcoming kitchen with dining area, opening onto a west-facing terrace extended by the swimming pool — a true summer living space complete with summer kitchen and covered seating area. A formal dining room, reception lounge and study/library complete this level, which also includes a bedroom with private shower room. Upstairs, four spacious bedrooms each benefit from their own bath or shower room, offering excellent comfort for a large family home as well as perfectly suiting a high-quality guest house business (a future owner would need to obtain necessary permission and appropriate business registration). A full basement of approximately 150 to 180 sqm, partly fitted with a heated room. Set within landscaped grounds of approximately 2,200 sqm, the property enjoys a private, tree-lined garden ideal for relaxation and entertaining. Private parking and a peaceful residential environment complete this attractive offering. Price including agency fees : 724 500 € Price excluding agency fees : 690 000 € Buyer commission, tax included: 5%

### Gyakori

Hálósobák:	5
Fürdőszobák:	5
Kész négyzetméter:	346 nm



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<https://www.imlix.com/hu/>

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Telekméret: 2284 nm

## **Building details**

Outdoor Amenities: Pool

## **Lease terms**

Date Available:

## **További információ**

Weboldal URL: [http://www.arkadia.com/MLSM-T11261/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T11261/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID: bvi82299

