



## listing



### Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 835,820.74

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Cérons
Geplaatst:	04-03-2026

### Omschrijving:

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%

### Algemeen

Slaapkamers:	5
Badkamers:	5
Afgewerkte vierkante meter:	346 m <sup>2</sup>



Lot Afmeting: 2284 m<sup>2</sup>

## **Building details**

Outdoor Amenities: Pool

## **Lease terms**

Date Available:

## **Additionele informatie**

Website 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

