



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



### 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 674,755.65

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Camblanes-et-Meynac
Postcode:	33360
Geplaatst:	08-04-2026

### Omschrijving:

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.

Gebouwd:	2003
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### Algemeen

Slaapkamers:	7
Badkamers:	4
Afgewerkte vierkante meter:	245 m <sup>2</sup>
Lot Afmeting:	5000 m <sup>2</sup>

### Room details



Total rooms: 8

### **Energy efficiency**

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

### **Lease terms**

Date Available:

### **Additionele informatie**

Website 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

