

CONTEMPORARY SINGLE-STOREY HOUSE, 160 SQM – 4 BEDROOMS, POOL, GARAGE AND 812 SQM PLOT – CUBZAC-LES-PONTS

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PROPERTY FACT FILE

REFERENCE	A48252GUH33
PRICE	€ 520,000 £ 0* *agency fees included: 4 % TTC to be paid by the buyer (500 000 EUR hors honoraires)
BEDROOM	4
BATHROOM	3
ACCOMMODATION	160 m²
LAND	812 m²
TOWN	Cubzac-les-Ponts
DEPARTMENT	
LOCATION	0-2KM to amenities
TYPE	Maison de Vacances, House, Country House
CONDITION	
FEATURES	Swimming Pool, Mains drainage, Garage

*Price based on current exchange rate which is subject to change





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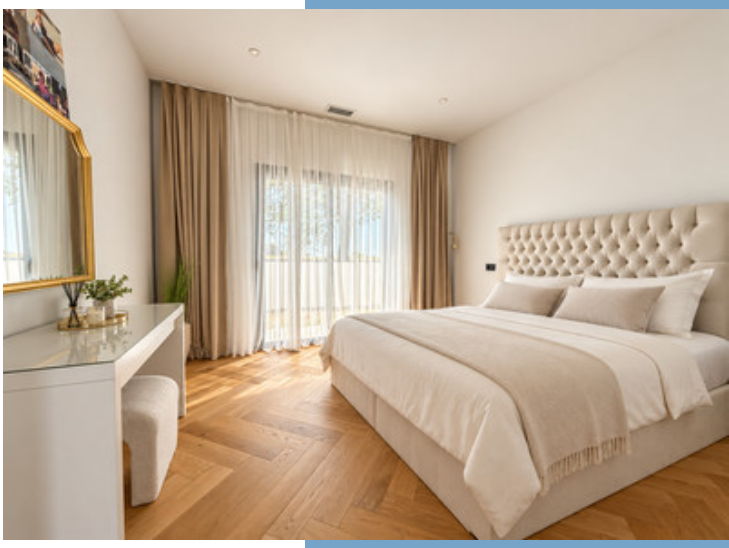
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Cubzac-les-Ponts (33240), Gironde, around 20 km from Bordeaux, on the edge of the vines and a residential neighbourhood. Contemporary single-storey house built in 2023, with 160 sqm of living space on an 812 sqm plot with a salt-water pool and a covered terrace. A bright, spacious open-plan living area brings together lounge, dining room and



DESCRIPTION

On the edge of a residential neighbourhood and looking onto vineyards in Cubzac-les-Ponts, this contemporary single-storey house, built in 2023, stands out for its straightforward layout and the care given to its finishes. A large living area opening onto the terrace, a bedroom wing with four bedrooms including two en-suite, a salt-water pool and an unspoilt garden: everything is in place for comfortable indoor-outdoor living, with no works required.



LIVING SPACE BREAKDOWN

Dining room 24.39 sqm
Lounge 21.56 sqm
Kitchen 15.75 sqm
Pantry/utility room 7.25 sqm
Entrance hall 9.32 sqm
WC 1.93 sqm
Master suite (bedroom, dressing room and private shower room) 27.72 sqm
Second suite (bedroom and private shower room) 20.11 sqm
Bedroom 1 11.82 sqm
Bedroom 2 11.81 sqm
Bathroom 3.32 sqm
Hallways 5.42 sqm
Total living space 160.40 sqm

Including the open-plan living area (lounge, dining room, kitchen): 61.70 sqm

OTHER SPACES (NOT INCLUDED IN LIVING SPACE)

Garage 15.67 sqm
Salt-water pool (liner, 1.40 m deep) 4.00 × 2.70 m
Plot 812 sqm



LIVING SPACES

The generous entrance hall, with built-in storage and a separate WC, leads to the living area on one side and the bedroom wing on the other. Lounge, dining room and kitchen share a single bright space.

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A48252GUH33

COMPLETE FILE AND PHOTO ON REQUEST

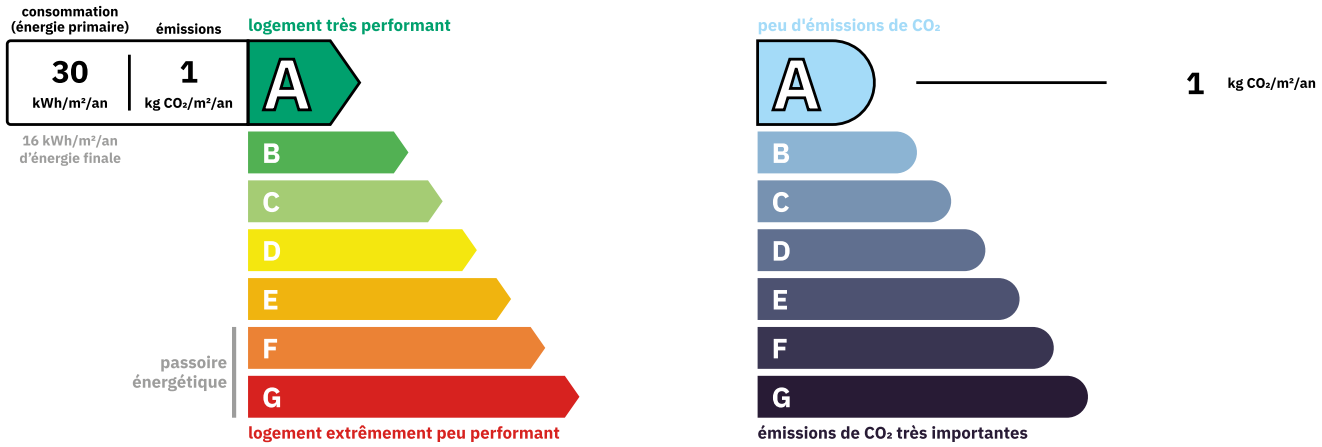
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Very efficient
Estimated annual energy costs
between 520 € and 760€ for 2023

NOTICE

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1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

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FILE COMPLETE AND PHOTOS ON REQUEST

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