

**825 550 €**

**Buying house**

**8 rooms**

**Surface : 320 m<sup>2</sup>**

**Surface of the land : 3220 m<sup>2</sup>**

**Year of construction : 1900**

**Exposition : Est ouest**

**View : Château**

**Hot water : Individuel**

**Amenities :**

Surf terrace. 150, pool, Air conditioning:  
Reversible air conditioning, calm, transport:  
bus, Nearby: Libourne, Garage area: 25,  
wooded, alarm, double glazing, Water  
distribution: INDIVIDUAL, Water Energy:  
HEAT PUMP, Armored door, intercom,  
Videophone, Smoke detector

5 bedroom

1 terrace

1 bathroom

2 showers

3 WC

1 garage

1 parking

**Legal information**

825 550 € fees included

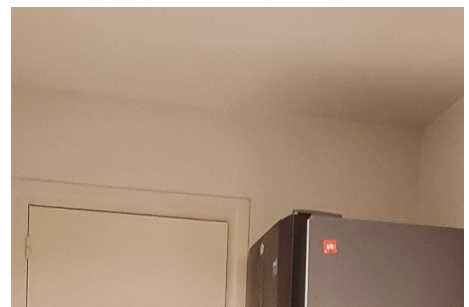
4,50% VAT of fees paid by the buyer  
(790 000 € without fees), no current  
procedure, information on the risks to which  
this property is exposed is available on  
[georisques.gouv.fr](http://georisques.gouv.fr).



**House 0052 Fronsac**

Characterful stone building in the Fronsac area, 8 minutes from Libourne, in a green setting between two very beautiful, renowned wine estates, Comprising on the ground floor: A very beautiful entrance, a large living room with fireplace, a dining room and its wood stove, a large fully equipped and very functional kitchen, a utility room, a toilet, a large cinema or games room or which can be used as a master suite, a bedroom, a mezzanine, a boiler room. Upstairs: 2 large master suites with dressing room and bathroom with toilet, two other large bedrooms, a toilet, a walk-in shower, a large hallway with cupboard. A garage and a swimming pool, all on a pretty plot of approximately 3200m<sup>2</sup>, fully enclosed and not overlooked. A real gem to visit without delay

Energy class (dpe) : B - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 1920 and 2650 € (reference year 2000)  
Document non contractuel - 25/05/2026



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SIRET 89194396100013 - Garantie financière : Galian - 120 000 € - Document non contractuel