

## Stunning MAISON DE MAÎTRE -architect-renovation in 2023. Privileged riverside location



## INFORMATION

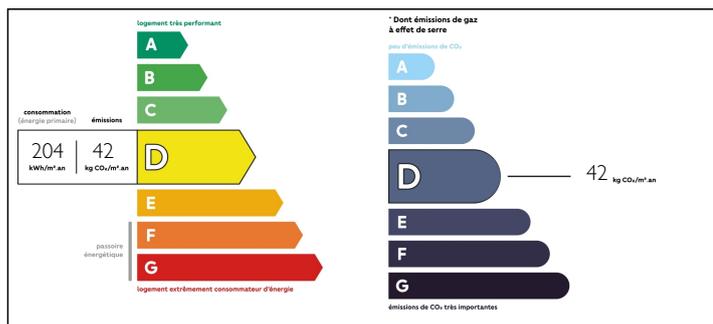
Town:	Libourne
Department:	Gironde
Bed:	5
Bath:	3
Floor:	300 m <sup>2</sup>
Plot Size:	3593 m <sup>2</sup>

## IN BRIEF

A light and bright MAISON DE MAITRE renovated in 2023 with generous volumes, bright rooms, south facing, all with beautiful views of the Dordogne river. The attached outbuilding offers ample space for a professional activity/artist studio. Surrounded by a park with matured trees, covered swimming pool and pool house.. A gated entry offers a grand first impression. Quiet location, however, very close to the center of the town of LIBOURNE with all amenities and its TGV train station. Close to Saint-Emilion as well as the motorway A10 to Paris and Bordeaux. A great family home for permanent residence or as holiday home with B and B business potential or for an artist in need of large space/atelier or a crafts-person in search of the perfect work-from-home experience.



## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

Recently renovated house in excellent condition with spacious rooms and fantastic volumes, comprising:

Ground floor:

- \* Entrance hall and hallway - 20 m<sup>2</sup>, tiled floor,
- \* Kitchen - 23 m<sup>2</sup> - marble floor, French doors to terrace,
- \* Dining room - 27 m<sup>2</sup> - parquet floor, French doors to terrace,
- \* Salon - 33 m<sup>2</sup> - parquet floor, fire place, French doors to terrace,
- \* Room (office, bedroom...) - 25 m<sup>2</sup> - marble floor, fireplace.
- \* Large laundry utility room
- \* Guest bedroom/game room with access to covered terrace,
- \* Utility room - 8 m<sup>2</sup>.

First floor:

- \* Landing and hallway - 22 m<sup>2</sup> - parquet floor,
- \* Bedroom 1 - 29 m<sup>2</sup> - parquet floor, fireplace, French doors to balcony,
- \* Bathroom 2- 18 m<sup>2</sup> - with bath and shower,
- \* Bedroom 2 - 25 m<sup>2</sup> - parquet floor, fireplace,
- \* Bathroom 2 - 8 m<sup>2</sup> - with bath,
- \* Bedroom 3 - 21 m<sup>2</sup> - carpet (on wooden floor), with ensuite shower,
- \* Bedroom 4 - 13 m<sup>2</sup> - parquet floor, with sink - possibility to create bathroom and shower..

OUTBUILDING:

Attached with indoor access - over 300 m<sup>2</sup> - comprising:

- \* Private wine cellar,
- \* Wine cellar,
- \* 3 open spaces, one with floor above/mezzanine

EXTERIOR:

- \* Fenced park with electric gate,
- \* Swimming pool - 5 x 10 m, chlorine, covered,
- \* Pool house.

## LOCAL TAXES

Taxe foncière: **3007 EUR**

## NOTES