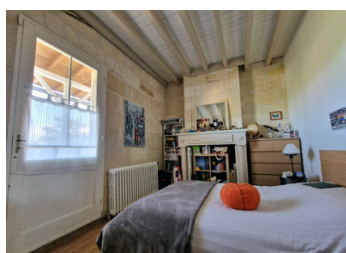
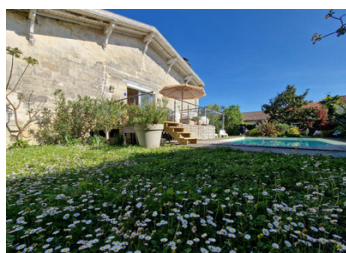
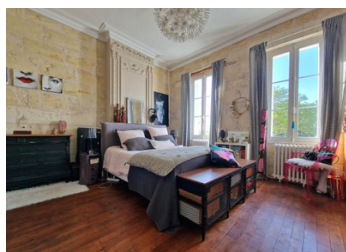


## Renovated Chartreuse with pool and parking 30km from Bordeaux



## INFORMATION

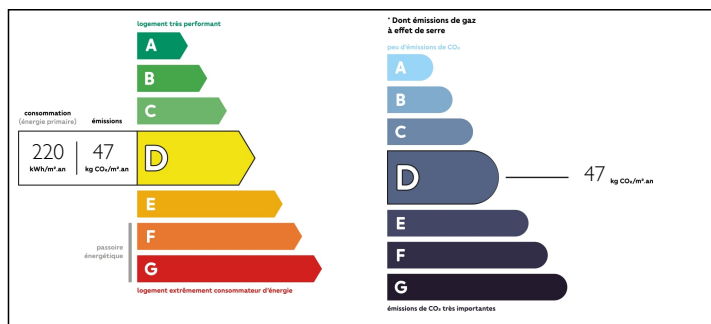
Town:	MARGAUX
Department:	Gironde
Bed:	4
Bath:	2
Floor:	179 m2
Plot Size:	870 m2



## IN BRIEF

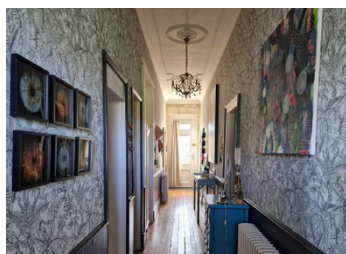
This tastefully decorated family home with 179m<sup>2</sup> of living space offers 4 bedrooms and an office as well as a heated swimming pool and a workshop. The well-maintained garden has a range of trees and shrubs whilst also providing parking for several cars. Original mouldings, stone walls and fireplaces bring classic Girondine character to a 60m<sup>2</sup> open plan living area combining living room, dining room and kitchen. Large sliding doors open onto a raised dining terrace overlooking the heated pool, perfect for dinner in the sun. This character property is also very functional. Three of the bedrooms are on the ground floor to one side of a pretty hall that separates the living space from the bedrooms, bathrooms and office. A further bedroom is located on the 1st floor together with a second toilet. A large cellar as well as a laundry room complete the property.

## 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

This spacious, functional house with character is move-in ready. Rooms are distributed from a central hallway with a 22m<sup>2</sup> living room opening onto a 27m<sup>2</sup> dining room and 11m<sup>2</sup> kitchen to the West side of the house. The bedrooms are on the East side of the property. The 23m<sup>2</sup> master bedroom leads to the main bathroom with shower and a bath. Two other bedrooms (14m<sup>2</sup> and 12m<sup>2</sup>) are to be found on the ground floor together with a 20m<sup>2</sup> office. An attic bedroom (7m<sup>2</sup> plus 15m<sup>2</sup> below 180cm ceiling height) and a WC are on the first floor. A laundry room is positioned in the center of the house and a large cellar with two entrances is below the Eastern side of the house.

An independent workshop in the garden has water, drainage and electricity offering the potential for a professional activity or home working.

The pretty 6m x 4m swimming pool is surrounded by a wooden terrace with a raised dining area next to the dining room. On the other side of the house a sheltered terrace is ideal for breakfast. A new condensation gas boiler was installed in 2023.

The village of Margaux is 25km from the major employment poles to the West of Bordeaux with easy access by car. The SNCF train station in Margaux is a few minutes walk with trains reaching the Gare St Jean in Bordeaux in 45 minutes. Atlantic beaches at Arcans and Lacanau are 45 minutes drive....

## LOCAL TAXES

Taxe foncière: 1650 EUR

## NOTES