

Pretty Gironde house with 6 bedrooms, garden and outbuildings. Quiet hamlet. Between Bourg and Blaye.



## INFORMATION

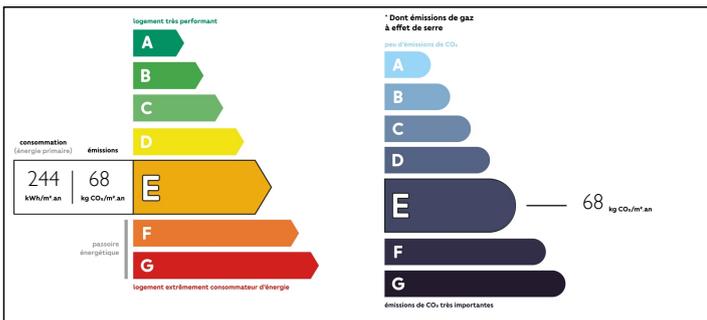
Town:	Saint-Ciers-de-Canesse
Department:	Gironde
Bed:	6
Bath:	2
Floor:	260 m2
Plot Size:	1793 m2



## IN BRIEF

Large detached stone house, perfectly habitable ("do-er upper") with garden, garage and outbuildings. Lounge, dining kitchen, office, 6 bedrooms. Around 40km north of Bordeaux, midway between Bourg and Blaye.

## 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

Set in a quiet hamlet surrounded by vines, this charming stone house has around 260m<sup>2</sup> living space comprising on the ground floor, entrance hall, lounge around 38m<sup>2</sup>, dining kitchen 30m<sup>2</sup> with fireplace, office 17m<sup>2</sup>, 3 bedrooms (16, 15, 17m<sup>2</sup> - can be used as additional reception rooms), bathroom, shower room, wc, old scullery, further room 19m<sup>2</sup> with fireplace, boiler room.

Upstairs there are 3 further bedrooms (16, 17, 18m<sup>2</sup>) and an additional small room 6.5m<sup>2</sup>, ideal as dressing room or extra bathroom.

Mains drainage, single glazing, oil central heating. Perfectly habitable, would benefit from updating / redecorating - plenty of opportunity to make it your own.

Enclosed garden 1793m<sup>2</sup> with large outbuildings including garage.

Around 40 minutes north of Bordeaux, the airport is around 45 minutes.

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

## NOTES