

Pretty stone cottage with garden, near the banks of the Dordogne

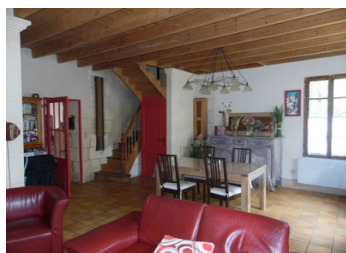
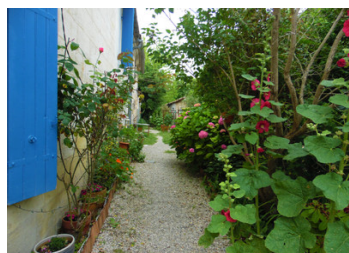


## INFORMATION

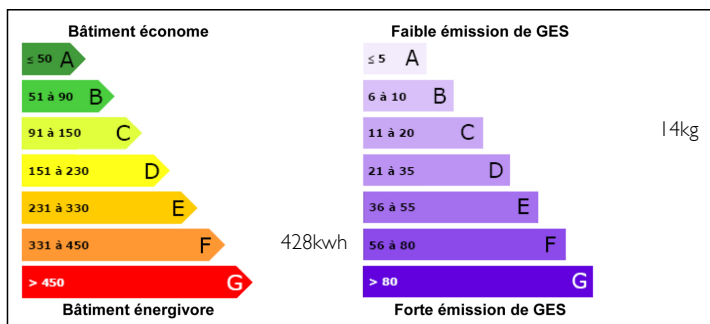
Town:	Asques
Department:	Gironde
Bed:	3
Bath:	2
Floor:	138 m2
Plot Size:	370 m2

## IN BRIEF

Charming stone character house over 3 floors with lounge/diner, kitchen, 3-4 bedrooms, large workshop and private garden. Close to the banks of the Dordogne, near the sought after village of Asques. 5 minutes from St André de Cubzac



## 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.



## LOCAL TAXES

**Taxe foncière: 836 EUR**

## NOTES

## DESCRIPTION

Stone house comprising on the ground floor a large lounge/dining room around 43m<sup>2</sup> with stone fireplace, fitted kitchen 18m<sup>2</sup> with fireplace, utility room, wc.

On the first floor large master bedroom around 23m<sup>2</sup> with fireplace and mezzanine, 2 further bedrooms (13, 18m<sup>2</sup>), shower room (2 showers), wc.

Stairs lead to an attic area with small bedroom around 9m<sup>2</sup> and shower room plus storage.

Large workshop/outbuilding around 50m<sup>2</sup> separate from the house, as well as a separate pretty garden area around 180m<sup>2</sup>.

A stone's throw from the Dordogne river, close to the port of Asques, a charming and tranquil spot. Around 20 minutes from the outskirts of Bordeaux. A rare find, with bags of character - a real bijou!

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