

\*\*\* OFFER ACCEPTED \*\*\* Beautiful, 3 bed all ensuite, detached house



## INFORMATION

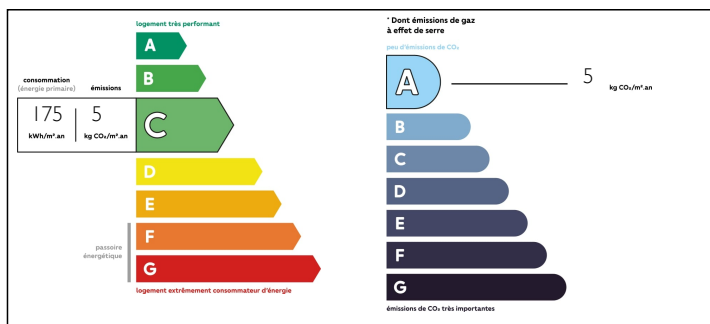
Town:	Mesterrieux
Department:	Gironde
Bed:	3
Bath:	3
Floor:	171 m2
Plot Size:	3700 m2

## IN BRIEF

Completely renovated in 2017 in the Bauhaus style, this former barn is flooded with light. Everything is perfect, there is no work to do. The kitchen is fully equipped. The 65m2 living room is warm and inviting, and has a cathedral ceiling with a mezzanine. Upstairs, the mezzanine has a magnificent view of the surrounding countryside. The bedroom is spacious and bright with a dressing area and its own bathroom. The style is contemporary but the house retains the charm of the old. All materials used are of high quality. You will love it!



## 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: 406 EUR**

## NOTES

## DESCRIPTION

### Ground floor

Open plan living room with kitchen 65m<sup>2</sup>

Master suite with dressing room 30m<sup>2</sup> and bathroom 5m<sup>2</sup> (currently used as living space)

Bedroom 2 12 m<sup>2</sup> with shower room 3m<sup>2</sup> and a small room with plumbing for washing machine (currently used as utility/pantry)

WC

### 1st Floor

Office / Living room 25m<sup>2</sup>

Bedroom 3 25m<sup>2</sup>

Bathroom 4m<sup>2</sup>

### Outside

3700m<sup>2</sup> garden with salt pool (8x4), summer kitchen and 10m<sup>2</sup> workshop, carport, vegetable garden. Numerous fruit trees including fig, peach and apple. Electric gate.

In the Entre-Deux-Mers region, it is situated 80km from Bordeaux, 10km from Monségur, 10km from Sauveterre de Guyenne, 1 hour to Bergerac or Bordeaux airports, 10 minutes to La Réole train station, 4 hours train journey to Paris.

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