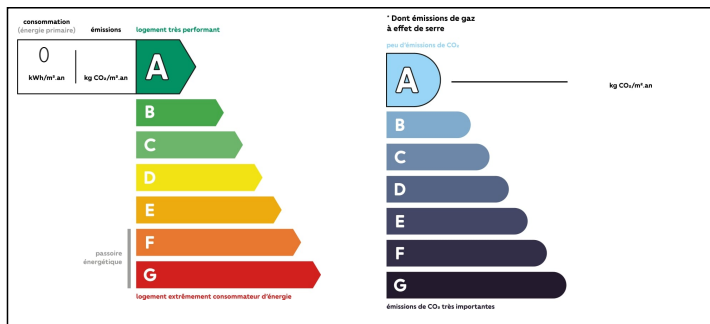


Beautiful, light-filled maison de maitre in a dominant position with mesmerising views. Move-in condition.



ENERGY - DPE



INFORMATION

Town:	Saint-André-et-Appelles
Department:	Gironde
Bed:	4
Bath:	3
Floor:	323.28 m2
Plot Size:	6121 m2

IN BRIEF

Do you dream of owning a home that could be in a Homes & Gardens magazine? This beautiful, light-filled home sits in an elevated position overlooking the Gironde countryside. Set in a tranquil location with mesmerising views, this beautifully appointed family home won't disappoint. Double aspect windows flood the spacious reception rooms with light and look out to the gorgeous gardens and far-reaching views. Decorated with taste and style, this is a wonderful home in ready to move-in condition. There are 3 spacious reception rooms, a fabulous quality fitted kitchen, utility room and downstairs shower room. Upstairs, there are 4 bedrooms and 2 bathrooms, one is en-suite. Outside there is an inviting 12m x 6m heated pool. The gardens are stocked with lovely plants, mature trees, and there are lots of sitting areas to enjoy all the different vistas, including the sunsets. There is a fabulous pigeonier which subject to planning would...

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

THE HOUSE

You enter into an impressive, tiled hall, with a statement arch door at the far end. There is a beautiful, fitted armoire. The hall extends the full length of the house and gives access to all the rooms. There is a bright cloakroom with WC and shower.

There are three spacious, light-filled reception rooms with character stone fireplaces, one is used as a music room, and all are stylishly decorated. The rooms have high ceilings with painted wooden beams and tiled floors.

The kitchen has high quality fitted units and a peninsular island; large patio doors can be opened wide to access the covered terrace. The adjoining family area also has patio doors accessing the terrace, where you will just want to sit and gaze for hours.

There is a large utility room adjoining the kitchen.

The stairs are beautifully hand-painted leading to a spacious upper hall. This is really another room, with its seating areas, bookcases, and could be used as an office or hobby area, or just relaxing. From here, you can step out to a balcony, where those gorgeous views wait for you.

There are 4 double bedrooms and 2 bathrooms with bath and separate shower. (There is also a downstairs shower room). The master bedroom is bright and spacious with character beams and double aspect windows. You access the large en-suite through an arch, where there is a claw-foot bath and separate shower. There is also a dressing room.

You...

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