

Large property with house, detached chalet, covered parking and two barns (one for conversion)



## INFORMATION

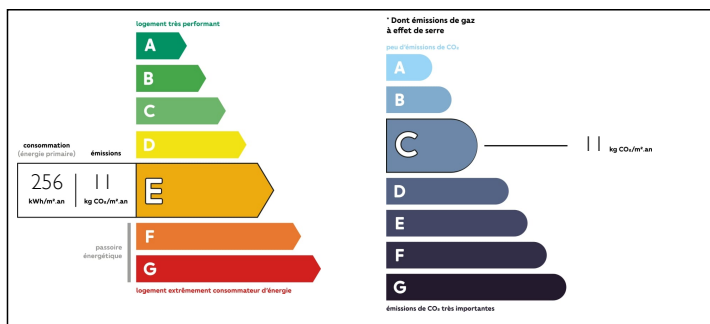
Town:	Villandraut
Department:	Gironde
Bed:	4
Bath:	3
Floor:	180 m2
Plot Size:	7000 m2



## IN BRIEF

Large property in the countryside of South Gironde (14 km from Bazas) with +7000m<sup>2</sup> of land. Situated a stone's throw from the pretty village of Villandraut, this beautiful Landes-style property comprises - 130m<sup>2</sup> main house with terrace, Ground floor: living room, kitchen, two bedrooms and a shower room, Upstairs, a large master suite of around 50m<sup>2</sup> with bathroom and separate toilet, - a guest chalet of around 50m<sup>2</sup> with its terrace overlooking the garden, living room, kitchen, bedroom and bathroom - a barn of approx. 120m<sup>2</sup> that could be used as a workshop or car garage - a second barn with an upper storey, the whole of approx. 190m<sup>2</sup> still to be converted, which could be used as a workshop or office or as a gîte

## 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

Large property in the countryside of South Gironde  
(14 km from Bazas)

with +7000m<sup>2</sup> of land

very close to the pretty village of Villandraut, this  
beautiful Landes-style property comprises

- a main house of around 130m<sup>2</sup> with a large  
terrace,

Ground floor: living room, kitchen, two bedrooms  
and a shower room,

Upstairs: a large master suite (approx. 50m<sup>2</sup>) with  
bathroom and separate toilet (could also be used as  
an office or games room).

- a guest chalet of approx. 50m<sup>2</sup> with terrace  
overlooking the garden, living room, kitchen,  
bedroom and bathroom

- a barn of approx. 120 m<sup>2</sup> that could be used as a  
workshop or car garage,

- a second barn with an upper floor, totalling approx.  
190 m<sup>2</sup>, which could be converted into an office or  
workshop, or even a separate gîte,

- A greenhouse is also available (well and spring in  
the grounds).

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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