

Stately home/building with 20 rooms located in the center of Libourne - 2 garages

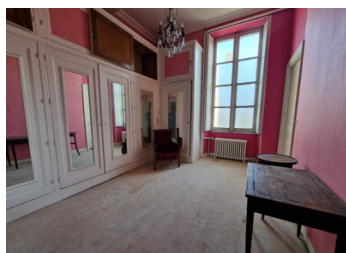


INFORMATION

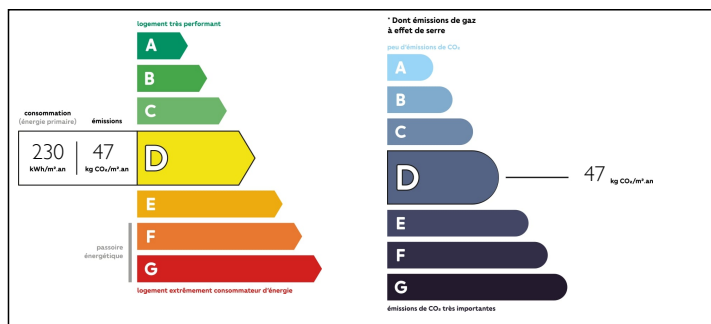
Town:	Libourne
Department:	Gironde
Bed:	15
Bath:	10
Floor:	900 m2
Plot Size:	644 m2

IN BRIEF

Private corner stone mansion dating back to the late 18th century ideally situated on a quiet road in the heart of Libourne only a short distance from the riverside, open market, port, and train station. On the ground level, the large bright living spaces with preserved classic finishes open on to a large garden measuring nearly 300m² as well as a pergola, greenhouse, aviary and garage accessible via the garden.



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

Two individual stone staircases lead to the first floor, one via the main ground floor and the second via a private entry with cellar access. The first floor is separated by the staircase and is made up of six bedrooms and five bathrooms. The second floor is divided into two distinct areas by the staircase. It is made up of a three-room apartment on one side as well as a studio flat on the other. Stairs lead to the third floor which is made up of buildable attic space. The monumental tower on the top floor offers generous panoramic views over the rooftops and the Tower of Libourne.

Wonderful 4-lot renovation potential.

A large duplex apartment with garden, garage and cellar spaces.

Two apartments and large independent garage.

Sold without tenants. A number of projects could be imagined such as a coliving space, school, notary or law office, hotel/restaurant, or residential apartments.

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

NOTES