

Beautiful 4 bedroom house with swimming pool, river access and mature garden.

EXCLUSIVE



INFORMATION

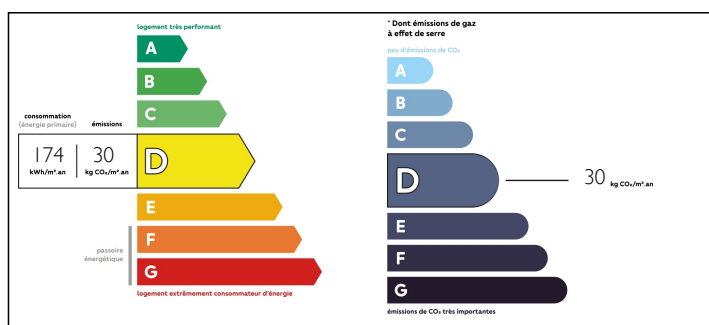
Town:	Saint-Seurin-sur-l'Isle
Department:	Gironde
Bed:	4
Bath:	3
Floor:	250 m2
Plot Size:	6196 m2

IN BRIEF

Beautiful property ideally situated in a calm riverside location with only one nearby neighbour yet only a few minutes walk from a small bustling town with all shops and commodities (aquatic complex, popular Sunday morning market, doctors, supermarkets etc...). The property consists of 4 bedrooms, 3 bathrooms, a kitchen, a living room/dining room, office and laundry room. It is also possible to convert the attic space to create an additional bedroom. The property also boasts a beautiful mature garden, swimming pool, car port and garden shed and provides river access which is ideal for kayaking or boating along the river.

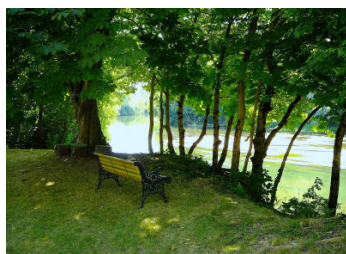


ENERGY - DPE



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

Ground Floor:

Kitchen - 29.5m²

Living/Dining Room - 45m²

Office - 24.75m²

Bedroom 4 - 23.75m²

Bathroom - 4.1m²

Laundry Room - 10.85m²

First Floor:

Bedroom 1 - 21.5m²

Shower Room - 2.6m²

Bedroom 2 - 14m²

Bedroom 3 - 22.85m²

Bathroom - 7.4m²

Attic 34.5m²

Cellar - 187m²

Carport 6m x 6m

Garden Shed 3m x 4m

LOCAL TAXES

Taxe foncière: **3800 EUR**

NOTES

Additional information:

Drainage - Micro station for 9 people which meets current standards

High speed fibre

Roof was cleaned in 2022 and part of the roof was restored in 2015 with new Velux

Insulation floors and ceilings

Electricity renewed

New hot water tanks for each bathroom

Arrivé d'eau refait 2017

3 wood burners

Swimming pool filter system renewed in 2012

Cellar runs under the entire house and is designed to protect the property from flooding

Single glazing

Heating is provided by both fioul and wood burning stove

Only 1 nearby neighbour

Only 15 minutes to Coutras, 30 minutes to Libourne and an hour to Bordeaux.

Apart from the bustling, year round, Sunday morning