

Beautifully restored country property - 6 bedrooms, 4 bathrooms - Pool - Garden - 30mn from Bordeaux - DPE A



INFORMATION

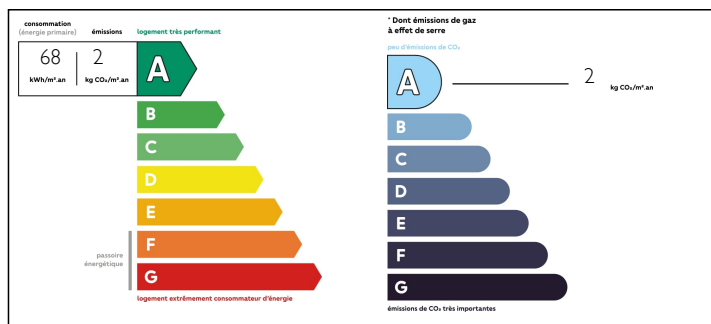
Town:	Périssac
Department:	Gironde
Bed:	6
Bath:	4
Floor:	280 m2
Plot Size:	2446 m2



IN BRIEF

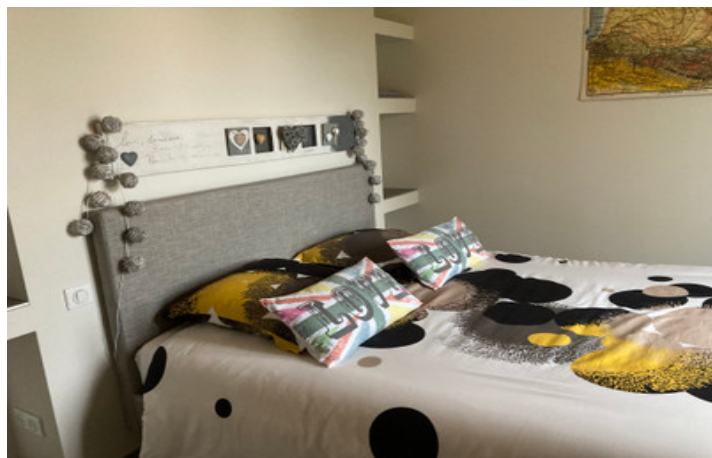
Located in the Gironde region, 25 minutes from Saint-Emilion, this property has been completely renovated with taste and elegance offering you a serene and idyllic setting. The brightness thanks to its multiple bay windows, the fluidity of its rooms and the size of the living space provide you with a serene and idyllic living environment. Access to the property is via an electric gate leading you directly onto the 80m² garage with access to the back kitchen and cloakroom. On the ground floor, an entrance hall, a bright and fully equipped kitchen, on the left a dining room, a living room, a first bedroom with a bathroom and a separate toilet. To the right of the kitchen, a 2nd living room with a mezzanine, a master suite with bathroom, and dressing, a 3rd bedroom. Upstairs, 3 other bedrooms with 2 shower rooms. Outside, 3 terraces, mature garden 2,446m² with a bromine pool and its...

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

MORE PHOTOS AND FLOOR PLAN AVAILABLE ON REQUEST

GROUND FLOOR

Entrance hall - 4m² with stone walls

Fully equipped kitchen with an area to dine - 20m²

Left of the kitchen:

Back kitchen/utility room - 11m²

Cloakroom - 5m²

Workshop - 8m²

Dining room - 27m² with its large bay windows provides natural lighting

Living room - 19m²

Bedroom 1 - 12m² with shower room 3m² (shower and sink) and separate toilet 1.5m²

Right of the kitchen:

A second living room with functional open fireplace - 22m² with staircase leading to a reading and office area of 16m² and a converted attic of 31m²

WC - 1.5m²

Master bedroom - 15m² with a 10m² dressing room

Bedroom 3 - 20m²

Family Bathroom - 7m² with Italian shower, bathtub, 2 sinks and wc

FIRST FLOOR - this floor is accessed through a staircase from the first living room

Bedroom 4 - 14m²

Bedroom 5 - 9m²

Shower room - 5m² with Italian shower, sink and toilet

Bedroom 6 - 12m² with 7m² shower room: Italian shower, sink and toilet

Outside an in-ground bromine swimming pool 10 x 5, heated with its exotic wood terrace and an outdoor shower.

OUTBUILDING

Motorized garage adjoining to the property- 80m² - access door to the back kitchen

LOCAL TAXES

Taxe foncière: 1851 EUR

NOTES