

Idyllic location! Stunning views over estuary. 4 bed stone house, large outbuilding & garden. Near Bourg

EXCLUSIVE



## INFORMATION

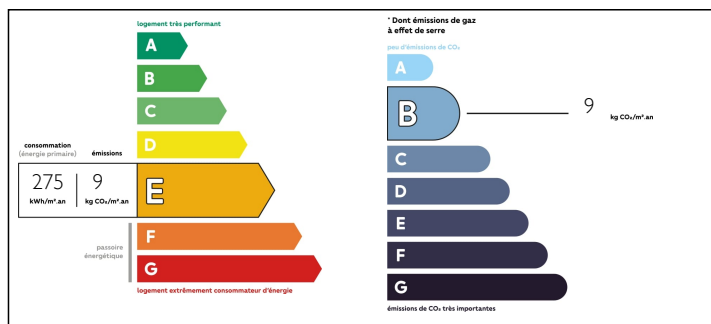
Town:	Bayon-sur-Gironde
Department:	Gironde
Bed:	4
Bath:	2
Floor:	177 m2
Plot Size:	3932 m2

## IN BRIEF

EXCLUSIVE! Beautiful character property in a magnificent spot with amazing views over the estuary. Spacious but cosy, a property with a lovely feel. Entrance hall, large living/dining room, kitchen, 4 bedrooms, 2 bathrooms. Large detached outbuilding. Private garden. 1km from centre of Gauriac. 5 minutes from Bourg sur Gironde

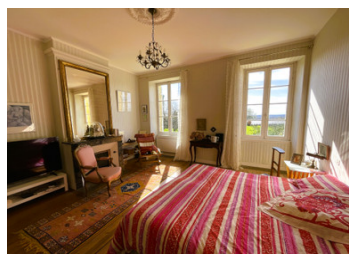


## ENERGY - DPE



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

All about the location! This is a very charming and welcoming stone house in such a beautiful spot.

Around 177m2 living space comprising:

Entrance around 11.5m2 with door leading to corridor & staircase.

Lounge / dining room around 37m2 with fireplace & French windows leading to terrace area

Fitted kitchen around 17.5m2 with wood burner

Bedroom 14.5m2

Bathroom 6m2

Upstairs are 3 large bedrooms 21, 23 & 17m2 all overlooking the garden & with magnificent views of the estuary, plus a small shower room.

Garden of almost 1 acre with well. Separate outbuilding totalling around 92m2 comprising large garage plus 2 large rooms.

Situated close to the villages of Bayon sur Gironde and Gauriac (1km from boulangerie, superette pharmacy etc), just to the north of Bourg, around 40 minutes from Bordeaux, 45 minutes from the airport.

An absolute gem, a must see!

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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