

40 mn from Bordeaux, typical XIXth century house of 340 sqm habitable space with garden of 7700 sqm



INFORMATION

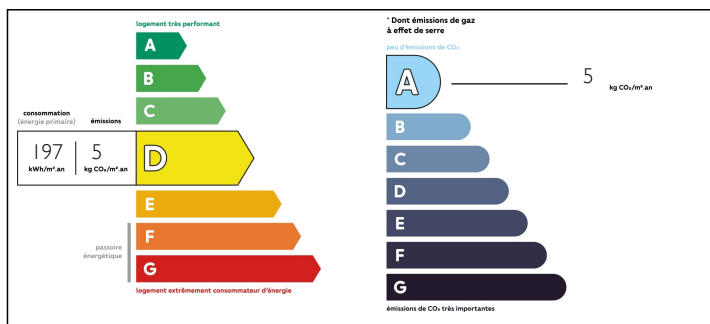
Town:	Bazas
Department:	Gironde
Bed:	5
Bath:	3
Floor:	340 m2
Plot Size:	7700 m2



IN BRIEF

Typical house of the Bazas area built in 1840 on a flat garden with trees of 7700 sqm with a well. 10 minutes away from a village with all amenities and schools. Quiet country settings. I440 from Atlantic ocean resorts. Small outbuildings : workshop, greenhouse, donkey shed, garage of 40 sqm.

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

The house has a large entrance hall of 14 sqm with original stair case, a dining room with open fire-place, an equipped kitchen, a living space with wood burner, an independant area with 1 bedroom/home office, shower room and wc, with separate entrance, a veranda, a laundry-room, a wine cellar.

Direct access to the garage and pellet boiler.

Access to the terrasse with BBQ and wood oven.

On the 1st floor, 4 bedrooms from 18 to 27 sqm, one of which has a private en-suite bathroom with wc.

One large bathroom of 8 sqm, 1 wc.

Access to the attic by wooden staircase (isolated with double-glazed windows).

LOCAL TAXES

Taxe foncière: 630 EUR

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

NOTES