

Charming stone house with 4 bedrooms, garden with stunning view and place for 3 cars

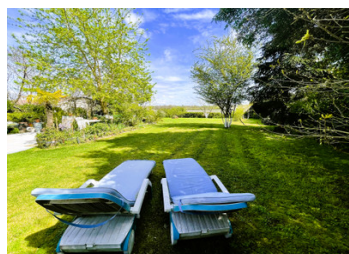


INFORMATION

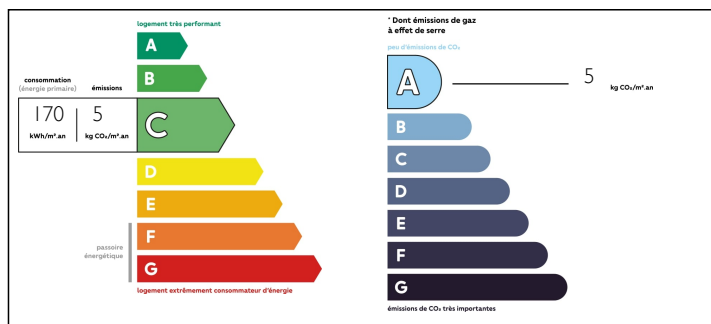
Town:	Teuillac
Department:	Gironde
Bed:	4
Bath:	1
Floor:	195 m2
Plot Size:	1265 m2

IN BRIEF

If you are looking for a house with lots of space , a panoramic view, located in a small but charming hamlet and yet very close to all facilities? You wish to drink your tea or coffee only with the sound of the birds singing? Then you have come to the right place. This house, built in the typical stone of the Gironde has everything to offer. The beautiful garden overlooking the vast vineyards will make you long to spend every day in it. A large bright living room, a cozy dining room and a kitchen with direct access to terrace/garden will allow you to fully enjoy both indoor and outdoor events. On the ground floor there are 2 spacious bedrooms. Upstairs there is a very large open space that can still be completely adapted to your wishes. The 2 rooms upstairs can also be used to your own taste....

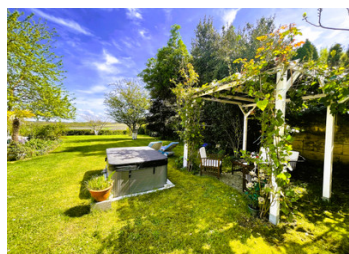


ENERGY - DPE



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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

On the ground floor you will find:

- Living room with high ceiling and wooden beams and lots of light: 34m²
- Dining room with space for dining table and cupboards : 18m²
- Kitchen with large velux window for lots of light and a door with access to terrace/garden: 11m²
- Entrance hall : 6m²
- Corridor : 12m²
- Bedroom 1 with lots of extra space for wardrobes and desk : 22m²
- Bedroom 2 : 16m²
- Bathroom with bath , double washbasin and shower : 10m² -Toilet : 2m²

The staircase in the corridor leads to the first floor:

- Empty space (landing - multifunctional space): 34m²
- Room with double-glazed windows and laminate floor: 12m²
- Bedroom with double glazed windows and laminate floor: 14m²

This floor still needs some finishing touches, but is fully insulated and has finished walls.

In the large garden with a fantastic open view to the surrounding vineyards there are

- Various fruit trees (apple, plum, cerisiers, pêche,...)
- Hot tub - A large south-facing terrace of 85m²

General:

- Pompe à chaleur in 2021 (not yet extended to first floor but possibility is there)
- Completely fenced with access gate
- Quietly located
- 5g fibre
- New electricity meter
- Roof renewed in 2010
- Parking spaces for up to 3/4 cars

LOCAL TAXES

Taxe foncière: **848 EUR**

NOTES