

****VIRTUAL VISIT - SEE BELOW**** Traditional Girondine house over 3 floors, with s/c apartment. La Reole 6km



INFORMATION

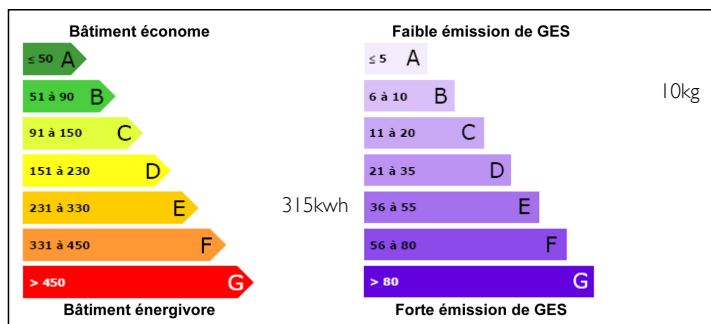
Town:	La Réole
Department:	Gironde
Bed:	4
Bath:	3
Floor:	220 m2
Plot Size:	6414 m2

IN BRIEF

This traditional Girondine house has been delightfully renovated by the current owners. There is the potential to expand by renovating 2/3 floors to the rear of the building. Fabulous garden, with shady terrace and outbuildings.



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.



LOCAL TAXES

Taxe foncière: 569 EUR

NOTES

DESCRIPTION

If you would like to have a view of this house and the surrounding area on Google maps and a virtual tour around the property, please get in touch with the listing agent.

How virtual visit works:

- You have Zoom Skype or Google meet installed
- You sign a bon de visite
- We meet online and I show you the local area and videos of the property, and

The current house provides a lovely, spacious living space with high ceilings and elegant rooms. There are additional rooms and spaces behind the renovated areas to create 1 or 2 more apartments or additional accommodation for family and friends. It is located on the edge of a small village, with agricultural farmland on 3 sides

Accommodation details:

Ground floor

- Entrance hallway [14m²]
- Kitchen diner [36m²]
- Living room [36m²]

1st floor

- Bedrooms 1 and 2 [36m² each] one with dressing room and ensuite shower room
- Bathroom

2nd floor apartment

- Large L shaped kitchen/dining/ living area with mezzanine suitable for study or library [47m²]
- Bedroom 3 [15m²]
- Bedroom 4 [11m²] with steps to mezzanine level
- Bathroom

Outside;

- garage
 - gym / workshop
 - shaded terrace
 - summer house
 - Large garden laid to lawn with plenty of fruit trees
- The area is well known for its production of good food: tomatoes, cherries, plums, Bazardais beef and duck are all locally produced and feature in recipes of the region. Night markets in the summer allow you to taste the best that the region has to offer