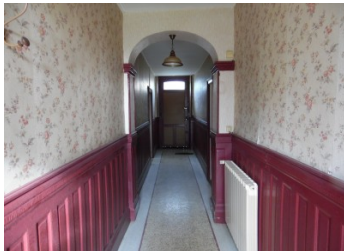


Grand 5/6 bed maison de maitre to bring back to its former glory, with workshop & garden. 3km St Ciers sur Gironde



INFORMATION

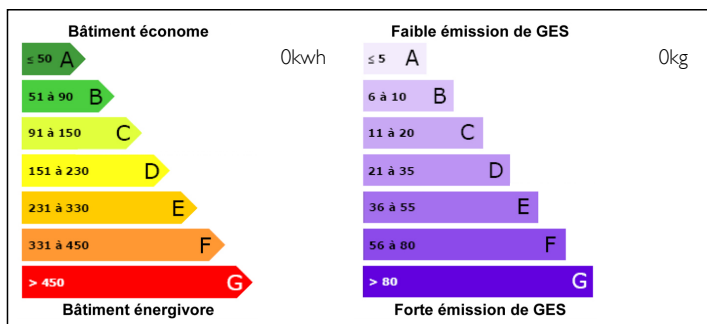
Town:	ST CIERS SUR GIRONDE
Department:	Gironde
Bed:	5
Bath:	2
Floor:	265 m2
Plot Size:	1250 m2



IN BRIEF

Great potential - large detached stone property with many original features, in quiet hamlet around 15 minutes north of Blaye. Entrance, lounge, dining room, kitchen, further reception room, office, 5 bedrooms, 2 bathrooms. Attached workshop. Private garden. Ideal for B&B / gite project. Around 40 minutes to Bordeaux

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

A large detached stone maison de maitre property in a quiet hamlet around 3km from the town of St Ciers sur Gironde. With around 265m² living space, the property comprises through entrance hall, lounge, dining room, kitchen, office (possible bedroom), further reception room currently billiards room), shower room, wc. 2 staircases lead to 5 bedrooms, bathroom, wc and attic area which could be converted, plus a further staircase leading to storage space in the attic. Many original features such as lovely fireplaces and flooring. The property is habitable but needs updating and could be a stunning property with some love and attention.

There is a large attached workshop (accessible from the house or from outside) The land totals around 1250m².

St Ciers sur Gironde is ideally situated, with easy access to Bordeaux (around 40 minutes) via the A10 motorway and the Charente Maritime coastline (less than an hour). The town itself has supermarkets, shops, restaurants, cinema, schools etc, and the surrounding countryside is vineyards and marshlands (ideal for bird watching, fishing etc).

Perfect B&B / gite project or large family home.

NOTES