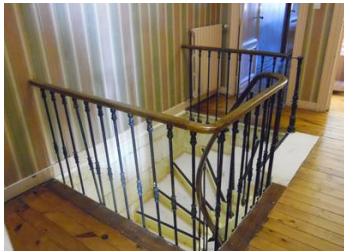


Imposing maison de maître with large reception rooms, 5 bedrooms and huge outbuildings. 4km from Bourg



INFORMATION

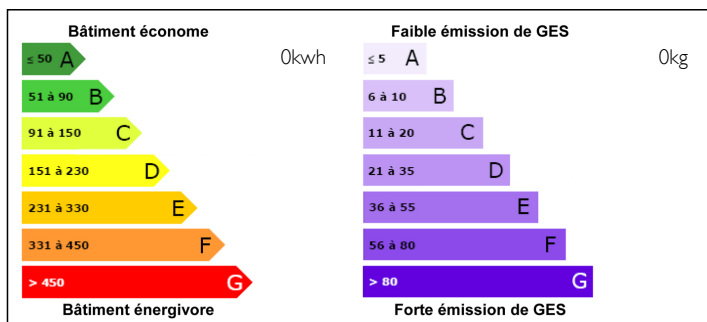
Town:	BOURG
Department:	Gironde
Bed:	5
Bath:	3
Floor:	300 m2
Plot Size:	3000 m2



IN BRIEF

Large detached stone property with original features. Entrance, 2 lounges, dining room, kitchen, office, 5 bedrooms and 3 bathrooms. Attached outbuildings and garden. In hamlet close to small village. 35km from outskirts of 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 majestic maison de maître property with around 300m² living space comprising on the ground floor entrance with beautiful original staircase and floor tiles, lounge around 30m² with fireplace, dining room 30m² with fireplace, fitted kitchen 23m², second lounge 41m² with fireplace, office 22m², shower room. Upstairs are 5 good sized bedrooms (13, 20, 20, 22, 41m²) large bathroom 22m² with bath, shower cubicle and double sink, separate wc, plus another bathroom with wc.

Many original features and lots of character. Heat pump heating system, single glazed windows, mains drainage. Several large attached outbuildings totalling over 400m². Land around 3000m². Lovely view over local vines. Only 5 minutes from Bourg, with its quaint streets and port, citadel, outdoor pool, shops and restaurants. Great potential

NOTES