

Gorgeous CHARACTER HOUSE, renovated with respect for its authenticity and in good condition - 310 m , 5 beds, 2 baths, pool, outbuilding - quiet location in ENTRE-DEUX-MERS...



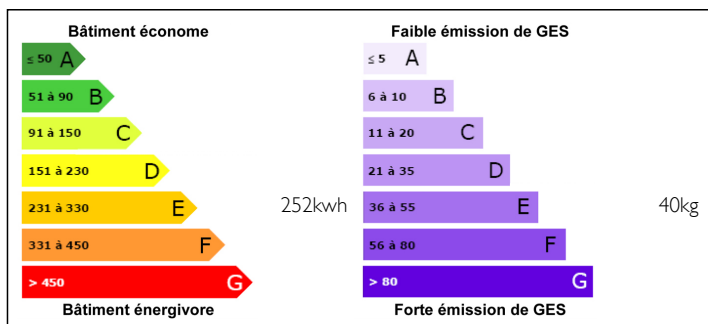
## INFORMATION

Town:	RAUZAN
Department:	Gironde
Bed:	5
Bath:	2
Floor:	310 m2
Plot Size:	2635 m2

## IN BRIEF

This century old property has kept a lot of its authenticity, however has been completely renovated with taste by its current owners. Result is a cozy house with large living area's - 2 dining rooms, 2 salons - with old features as beams, fireplaces, stone walls, old doors. However with all modern comfort! A lovely easy to maintain garden with matured trees and a swimming pool with coverage and views over vines. It is a perfect family or holiday home to welcome your family and friends, but if wanted, easy to divide to have a really nice gite as well. Further an outbuilding convertible in gite and/or workshop. On a quiet location, at short drive from a bastide town with all amenities. A lot of nice towns and villages as Saint-Emilion and Monségur at less than 30 min drive. Bordeaux and Bergerac at 1h. The ENTRE-DEUX-MERS region is a romantic wine region...

## ENERGY - DPE



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## DESCRIPTION

The house has a habitable surface of 310 m<sup>2</sup>, comprising

Ground floor:

Tiled floors: original "tomettes" and "carreaux de Gironde"

- \* Entrance hall - 13 m<sup>2</sup>,
- \* Vestiaire with WC and corridor - 14 m<sup>2</sup>,
- \* Kitchen - 25 m<sup>2</sup> - wooden cupboards, granite work top,
- \* Breakfast/dining room - 26 m<sup>2</sup> - with fireplace/barbecue,
- \* Dining room/salon - 27 m<sup>2</sup> - with fireplace, open to
- \* Salon - 28 m<sup>2</sup>,
- \* Passage/winter garden - 12 m<sup>2</sup>,
- \* TV-room/Librairy - 47 m<sup>2</sup> - with fireplace.

First floor:

Wooden floors

- \* Master bedroom - 20 m<sup>2</sup>,
- \* Bathroom - 10 m<sup>2</sup> - with separate WC,
- \* Dressing - 6 m<sup>2</sup>;

This part together with the TV room/Librairy could be used as gite with separate entrance and terrace.

Part 2:

- \* Bedroom 2 - 14 m<sup>2</sup>,
- \* Bedroom 3 - 13 m<sup>2</sup>, with terrace,
- \* Bedroom 4 - 14 m<sup>2</sup>,
- \* Bedroom 5 - 11 m<sup>2</sup>, with balcony,
- \* Bathroom - 7 m<sup>2</sup>.

EXTERIOR:

- \* Outbuilding, divided in garage and workshop, with first floor (in total 100 m<sup>2</sup>) - could be converted in gite;
- \* Carport for 2 cars and wood storage;
- \* Wooden shed for pool installation and summer kitchen - 20 m<sup>2</sup>,
- \* Covered swimming pool 10x5 m, liner (5 years), chlorine, hard coverage.

## NOTES