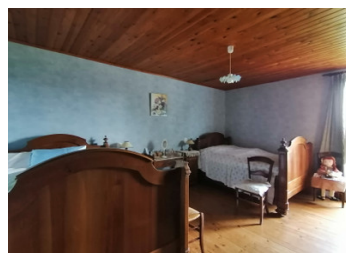


4 bed stone house, huge barn, double garage and land. QUIET. 9.5 hectares of vines for sale separately



INFORMATION

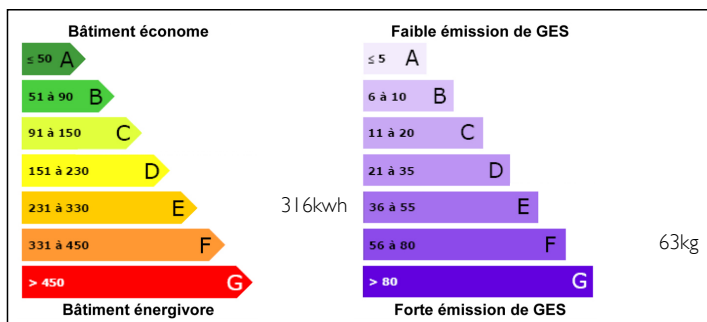
Town:	Soussac
Department:	Gironde
Bed:	4
Bath:	2
Floor:	130 m2
Plot Size:	13073 m2



IN BRIEF

Beautiful spacious old stone house full of character with an old chai/winery, a huge attached barn, other outbuildings, a recently built double garage and land. The large loft could add another couple of good sized rooms. Downstairs you have a large kitchen/dining room with original floor tiles, and open fireplace, a large living room with stone fireplace and door to outside, 2 large bedrooms, a shower room and WC. Upstairs 2 further large bedrooms and a shower room and the large loft space. Gas central heating, double glazing throughout including the loft and a recent new roof on the house and barn. The attached stone barn is 116m² has a solid floor. The house is surrounded by its own land and has two additional plots opposite. In a lovely peaceful country setting and only 10 minutes drive to larger towns with all amenities, bars, restaurants...

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

This beautiful dwelling offers:

Main House:

Ground floor:

- *Central entrance hall with original floor tiles and beamed ceiling (3m high)
- *Kitchen/dining room (25m²) original floor tiles, open fireplace and beamed ceiling (3m high)
- *Living room (24m²) tiled floor, stone fireplace and beamed ceiling (3m high)
- *Bedroom (17m²) parquet floor, fireplace, door to garden
- *Bedroom (9m²) parquet floor,
- *Bathroom (5.66m²) bath, shower, bidet and sink
- *Separate WC

Wooden staircase to:

- *Bedroom (17m²) parquet floor and vineyard views
- *Bedroom (17m²) parquet floor and vineyard views
- *Shower room (2m²) shower and sink. Door to barn
- *Loft space (50m²) above kitchen and living room, beautiful beams

Attached stone barn (116m²) solid floor, recent roof, mezzanine

Chai/winery (135m²) 7 old cement VATS - needs renovating

Old stone house (2 rooms of 35m² each with fireplaces and old tiled floors - needs renovating

Modern double garage

Large Wooden hangar

Mains water plus a well with pump and pipes to house

Main house and loft fully double glazed PVC

Gas central heating (tank)

6163m² land attached to the house and two further plots of 4440m² and 2470m² opposite the house. VERY quiet lane

LOCAL TAXES

Taxe foncière: **1262 EUR**

NOTES