

## Spacious 4 bedroom single storey house set in peaceful rural location

EXCLUSIVE



## INFORMATION

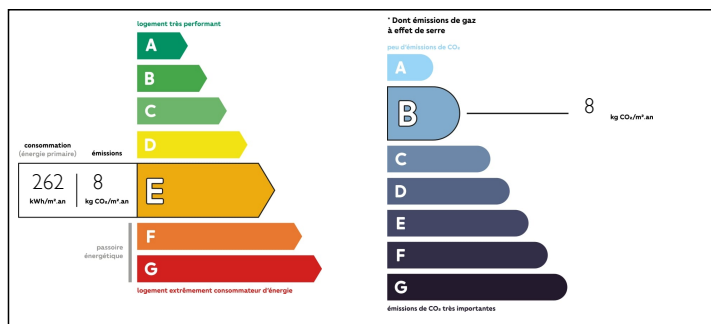
Town:	Val-de-Livenne
Department:	Gironde
Bed:	4
Bath:	2
Floor:	162 m2
Plot Size:	4786 m2

## IN BRIEF

Built in 1980 and located in a quiet rural hamlet in the Gironde, this pretty bungalow has fantastic views across the vineyards from its wrap-around garden. Inside there are 4 spacious bedrooms, one with en-suite bathroom and a lovely sunny conservatory looking out onto the gardens that was added by the current owners in 2006. The kitchen leads onto 2 large utility areas which could easily be used to extend the existing kitchen space and there is a sizeable garage attached to the house. Although in need of updating throughout, the house would make a lovely family home. Outside the south-facing garden borders the vineyards. There is a private driveway and parking for several cars. Electric heating, septic tank (non-conforming to current standards). 1 hour to Bordeaux, 25 minutes to Blaye and the Gironde Estuary



## 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: 1134 EUR

## NOTES

## DESCRIPTION

- Entrance hall (3.96m<sup>2</sup>) – tiled floor, storage cupboard and separate WC with basin.
- Living room (34m<sup>2</sup>) – tiled floor, two sets of doors to the garden, wood burning stove
- Kitchen (9m<sup>2</sup>) – tiled floor, modern fitted style units, gas hob and electric oven
- Utility room #1 (10.6m<sup>2</sup>) – tiled floor, window to rear of the house
- Utility room #2 (13.2m<sup>2</sup>) – tiled floor, window to rear of the house
- Hallway (20.34m<sup>2</sup>) – tiled floor
- Bedroom #1 (9.8m<sup>2</sup>)
- Bathroom (6.08m<sup>2</sup>) – with basin, WC, shower, bath
- Bedroom #2 (18.36m<sup>2</sup>) with en-suite bathroom (4m<sup>2</sup>) with WC, basin, shower
- Bedroom #3 (11.2m<sup>2</sup>)
- Bedroom #4 (10.8m<sup>2</sup>)
- Storage room (2.5m<sup>2</sup>)
- Conservatory (13m<sup>2</sup>) – 180-degree views of garden, sliding doors to garden

### Outside

- Attached garage (36.36m<sup>2</sup>)
- Large garden laid mainly to lawn
- Second separate gated entrance

### ALL MEASUREMENTS ARE APPROXIMATE

-----

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>