

Magnificent maison de maitre with garden and pool, close to centre of Blaye. 45kms north of Bordeaux

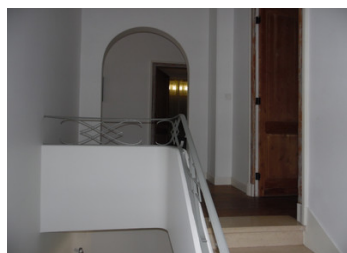


## INFORMATION

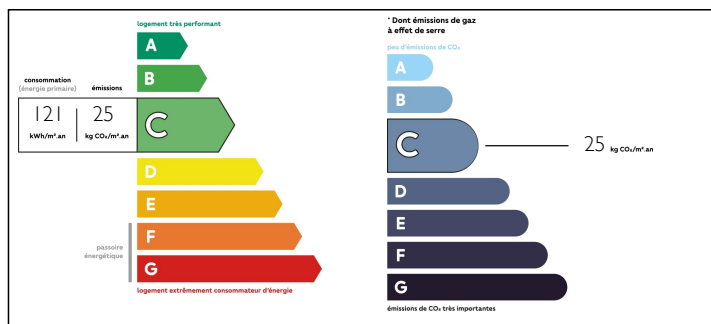
Town:	Blaye
Department:	Gironde
Bed:	6
Bath:	3
Floor:	250 m2
Plot Size:	1752 m2

## IN BRIEF

OFFER ACCEPTED. EXCLUSIVE! Beautifully renovated large detached stone house in the historic town of Blaye, a stone's throw from shops, restaurants, the citadel etc. Over 3 floors - large lounge / dining room, stunning contemporary kitchen, 6 bedrooms plus office, 3 bathrooms, large reception ("tasting room") room. Enclosed garden with lovely pool and terrace and off street parking.



## 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 wonderful character property in the ancient estuary town of Blaye. Around 250m2 living space over 3 floors, plus large reception rooms.

On the lower floor (garden level) - spacious and light lounge / dining room around 44m2 with fireplace and French windows opening onto garden, stunning contemporary fitted dining kitchen 30m2, office (or downstairs bedroom) around 19m2, utility room/laundry room 8m2, recent shower room, wc. Large "tasting room" 41m2 with fireplace plus further room 18m2.

Stairs from this level lead to entrance hall (street level), 3 large bedrooms (15, 12, 20m2) a beautiful bathroom 8m2, and a further room (extra bedroom or office) 18m2 with stairs leading to the converted attic.

Attic level - large bedroom area over 30m2 with exposed beams, 2 further bedrooms, large bathroom, separate wc.

Gas central heating (recent boiler), mains drainage, part double glazing.

Enclosed and established garden 1752m2 with lovely pool and terrace area, and space for off street parking for several cars.

Blaye has a great choice of local shops and restaurants, the citadel is a short walk, and the car ferry across to the Médoc is close by. Bordeaux is around 40 minutes, the airport around 50 mins. Easy access to the Charente Maritime coastline (less than an hour).

Ideal primary residence or holiday home, with rental potential if required.

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

## LOCAL TAXES

Taxe foncière: 1647 EUR

## NOTES