

Pretty stone farmhouse with 6 bedrooms, 3 bathrooms. Large garden with heated swimming pool.



INFORMATION

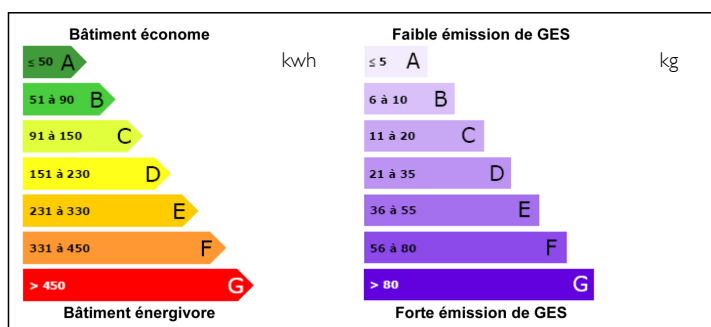
Town:	Margueron
Department:	Gironde
Bed:	6
Bath:	3
Floor:	340 m2
Plot Size:	4420 m2



IN BRIEF

This stunning, spacious farmhouse boasts 6 bedrooms, 3 bathrooms, and a large heated swimming pool and sun terrace. It oozes old world charm, with stone walls, and beams in abundance, simply full of character! A perfect holiday home, family home, B&B or home with the possibility of an attached gite/annex for extra income. This attractive house is set in a small hamlet surrounded by vines and located a short distance from amenities and the bustling bastide town of Saint Foy la Grande with its famous Saturday market and only a few minutes from Chateau Vigiers golf course. Bergerac is 30 minutes away and Bordeaux with its international airport under an hour and a half. There is also a railway station at Sainte Foy la Grande with direct links to 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.



LOCAL TAXES

Taxe foncière: 1339 EUR

NOTES

DESCRIPTION

Entering through the double gates of this beautiful property you arrive in a pretty courtyard and going into the house you find:

Entrance Hall: Approx 7 x 2.7 with beautiful old tiles, and storage cupboard

Lounge: Approx: 5.7 x 6.7 with wooden floors, wood-burning stove with doors leading to the sun terrace door leading to:

Second Lounge: Approx 6.5 x 4 with tiled floor, stone walls which have recently been re-pointed with door leading to courtyard

Stairs leading to:

Mezzanine Landing Approx: 3 x 7 (including staircase) with wooden floors

Bedroom 1: Approx 6.8 x 5.9 with beautiful fireplace and log burner, stone walls and beams. Double aspect with views of the vines and views of the garden and pool. Storage cupboard, stone walls, and beams.

Bedroom 2: Approx 2.3 x 7.6 Room for a double and single bed, stone walls, and views over the courtyard.

Bathroom: Approx 4 x 3.8 with shower, hand basin, WC wooden floors

From the landing there is a further flight of stairs leading to:

Bedroom5: Approx 2.3 x 7.6

Bedroom 6: Approx 5.9 x 5.9 (low ceilings with low beam) perfect for children

Bathroom: Approx 3.2 x 3 with Shower, hand basin and WC

At the bottom of the stairs, there is a door that could be closed off to create a separate annex or gite leading to: