

Lovely stone house to renovate, plus large seperate outbuilding, water well, room for pool. Bordeaux 60 kms



## INFORMATION

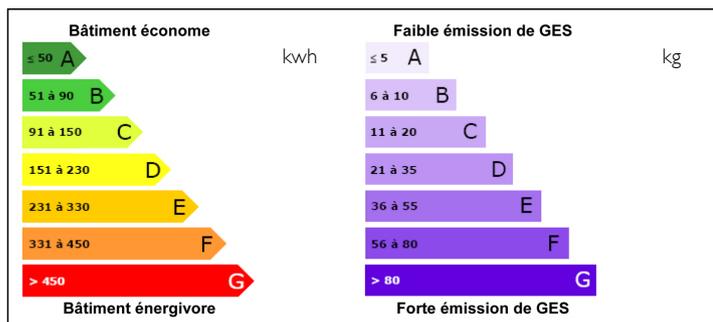
|             |                         |
|-------------|-------------------------|
| Town:       | Mouliets-et-Villemartin |
| Department: | Gironde                 |
| Bed:        | 2                       |
| Bath:       | 1                       |
| Floor:      | 125 m2                  |
| Plot Size:  | 1576 m2                 |



## IN BRIEF

This house needs to be brought back to life and offers the potential to create at least a 4 bed house, plus a large separate outbuilding, a water well and a garden with space for a pool. And it's habitable! It is currently a single storey house with an entrance hall, 3 large rooms, a good sized kitchen, a bathroom and separate WC. A utility room leads to a small 'chai' with stairs up to the enormous loft where you could put at least two or three bedrooms. Outside there is a covered summer kitchen/patio area, a larger covered area, a large barn that could serve as garage, workshop and extra living quarters.. Easy access to Bordeaux, Bergerac, Libourne and Saint Emilion.

## 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

- \*Entrance hall (9.48m<sup>2</sup>)
- \*Kitchen (27m<sup>2</sup>)
- \*Living room (27m<sup>2</sup>)
- \*Bedroom (25m<sup>2</sup>)
- \*Bedroom (12.80m<sup>2</sup>)
- \*Bathroom (4.77m<sup>2</sup>)
- \*WC (1.96m<sup>2</sup>)
- \*Utility (8.29m<sup>2</sup>)

Outdoor covered poatio/kitchen

A water well

Large outbuilding (76m<sup>2</sup>)

Garden

Septic tank - certified

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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: **379 EUR**

## NOTES