

Large estate with main stone house and two gites



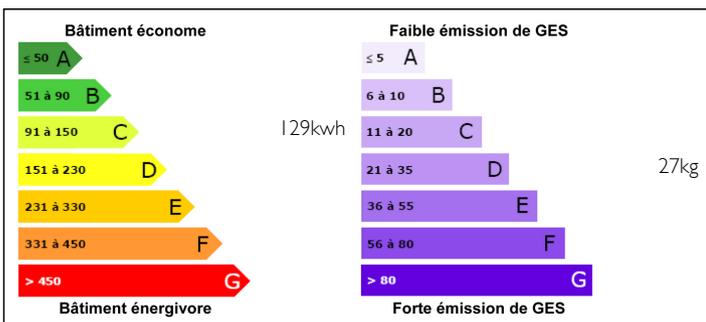
INFORMATION

Town:	Saint-Symphorien
Department:	Gironde
Bed:	5
Bath:	5
Floor:	260 m2
Plot Size:	13086 m2

IN BRIEF

Large estate with main stone house and two self-contained flats that could be used as gîtes or for other professional purposes. At the centre of this typically Landes aerial is a large house full of character, distinguished by its rustic charm and a beautiful infinity pool with jacuzzi. With its exposed stone walls, beams and traditional materials, it exudes authenticity and a gentle way of life. On the property, in addition to two fully-equipped 50 m² (538 sq ft) chalets with their own swimming pool and Jacuzzi (which could be used for a professional or liberal activity or as a guest house) just 45 minutes from the Bordeaux rocade and 1 hour from the Arcachon basin, imagine an oasis of tranquility nestling in the heart of a vast 1.3-hectare estate, surrounded by lush countryside and bathed in a peaceful atmosphere. This property is nevertheless close to all amenities within easy reach on foot...

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

Large property with main stone house and two completely independent, self-contained flats that could be used as gîtes or other professional purposes.

Just 45 minutes from the Bordeaux rocade and 1 hour from the Arcachon basin, imagine a magnificent property nestling in the heart of a vast 1.3-hectare aerial surrounded by lush countryside and bathed in a peaceful atmosphere.

This oasis of tranquillity, far from the hustle and bustle of everyday life, is nevertheless close to all amenities within easy reach on foot or by bike.

At the centre of this typical Landes aerial is a large house full of character, distinguished by its rustic charm and beautiful infinity pool with jacuzzi.

With its exposed stone walls, beams and traditional materials, it exudes authenticity and a gentle way of life.

Inside, you'll find spacious rooms with views of the garden and pool, perfectly laid out for optimum comfort.

There are several outbuildings on the property: two fully-equipped 50 m² (538 sq ft) chalets with their own swimming pool and jacuzzi, which are not overlooked and could be used for a professional or self-employed activity or as a guest house, a barn that could be used as is for a workshop or a gym, for example

a bread oven that could be put to good use,

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

LOCAL TAXES

Taxe foncière: **950 EUR**

NOTES