

Beautiful set of houses and outbuilding for all your tourist projects, weddings/receptions/seminars etc! Quiet



## INFORMATION

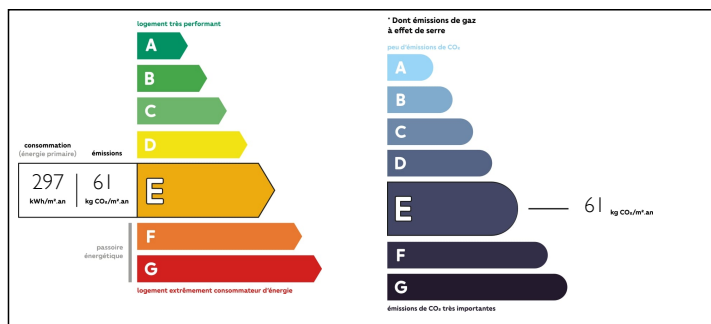
Town:	Saint-Macaire
Department:	Gironde
Bed:	7
Bath:	3
Floor:	550 m2
Plot Size:	15060 m2

## IN BRIEF

In the beautiful region of ENTRE-DEUX-MERS, a stone's throw from LANGON and 45 minutes from BORDEAUX, quietly located with a pretty viewpoint, you find this beautiful ensemble - an old wine property - with a Mansion of 280 m<sup>2</sup> with a large building of 220 m<sup>2</sup> adjoining, a building with a residential part and an office part, cellar and a reception room, then a third house and an outbuilding - old vat room - 300 m<sup>2</sup> and a garage. Surrounded by a 1.5 hectare park !



## 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

The property with all its houses and outbuildings can be adapted to all your projects! You can think of a B&B and/or gîte activity, with yes or no an activity for weddings/receptions/seminars. Also thanks to the quiet location with no close neighbors!

But you can also think of a co-housing project or other!

The houses and buildings - except the third which requires complete renovation - are structurally in good condition, but a refresh and adaptation to your project should be considered.

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

## NOTES