

Farmhouse with separate studio and barn in Belin-Béliet.

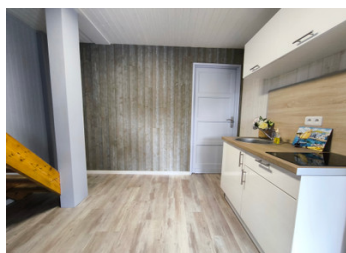


## INFORMATION

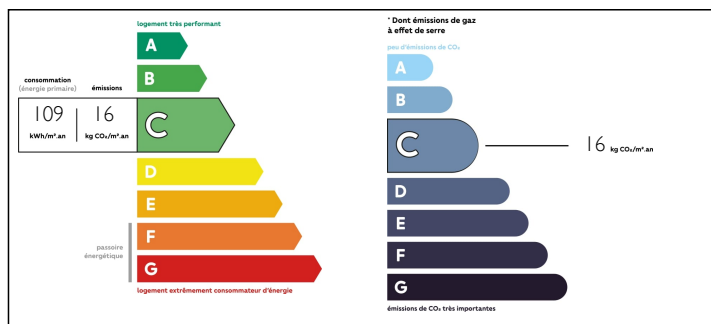
Town:	Belin-Béliet
Department:	Gironde
Bed:	4
Bath:	1
Floor:	178 m2
Plot Size:	2964 m2

## IN BRIEF

Farmhouse with four bedrooms, a separate studio and a large barn on a plot of 2964M<sup>2</sup> located in Belin-Béliet.



## 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

Farmhouse with four bedrooms, a large living/dining area with a bar. Modern fully equipped kitchen with a separate utility room.

Shower room with double sinks and a separate toilet.

To the side of the house there are two carports with an outside toilet.

The barn of 100M<sup>2</sup> offers many possibilities for storage of camping cars, boats or a workshop.

The house is equipped with solar panels and a solarwater heater. School transport is just beside the property and shops are only 3kms away.

The area is ideal for long forest walks with a path directly behind the property.

Organise a viewing today !

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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