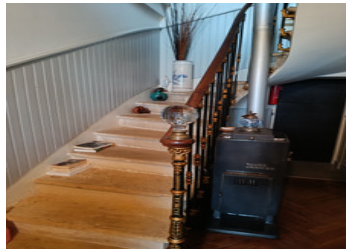


GIRONDINE 4 bedrooms - A CELLAR REHABILITATED INTO TWO GÎTES - AN OLD TOBACCO DRYER - LAND OF 3300M



INFORMATION

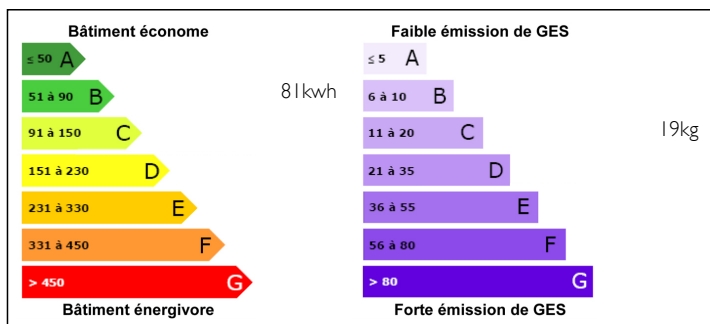
Town:	Cérons
Department:	Gironde
Bed:	6
Bath:	4
Floor:	160 m2
Plot Size:	3300 m2



IN BRIEF

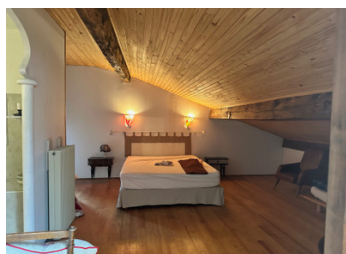
Former village hall with 4 bedrooms, 2 shower rooms, a covered and closed courtyard, adjoining cellar converted into two dwellings (55 and 48m²) with 1 bedroom, kitchen, living room, an old tobacco dryer (70m²) to be rehabilitated, a workshop, enclosed grounds, a well, a vaulted cellar of 8 m² complete the whole. Surfaces On the ground floor: a bright living room with fireplace of 24m², can be transformed into a bedroom. At the foot of the wrought iron and stone staircase: a bathroom with Italian shower and toilet To the right: a large dining kitchen of 32m², a veranda of 16m², a closed courtyard of 43m², cathedral roof and superb exposed framework, finally a scullery of 12m². These last three areas are not counted as living space. A space converted into a summer kitchen of 21m² and an old cellar of 31m². A vaulted cellar of 8m² accessible from the...

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

A charming Gironde house, located in the heart of the Graves, in the South Gironde, the house is only 30 minutes from Bordeaux.

The whole has been the subject of an inspired restoration. Some kitchen refreshment work is to be expected.

What you can do and see nearby

Historic centres

The village of Rions (5min),

The village of Saint-Macaire (15min),

Historic centre of Bazas (25min),

Historic centre of Bordeaux, a UNESCO World Heritage Site

Castles

The castle of the Dukes of Epemon (Cadillac - 3min),

The Domaine de Malagar (Residence of François Mauriac, Saint-Maixant - 15min),

The Château de La Brède (Montesquieu's Residence, La Brède - 20min),

The castle of Roquetaillade (Mazères - 25min),

The castle of Villandraut (Residence of Pope Clement V, Villandraut - 30min)

The Château de Cazeneuve (40min).

The Vineyard

Bordeaux wines are classified according to appellations. Cérons happens to be in the heart of the Graves region (red wine and dry whites) and other prestigious appellations:

Sauternes-Barsac (sweet wines - 5min),

Cadillac, Loupiac, Sainte-Croix-du-Mont (sweet wines - 5 to 10min),

The first Côtes de Bordeaux (dry red and white wine - 10 to 20min),

Pessac-Léognan (dry red and white wine - 20 to 30min).

La Nature

Chavat Park, remarkable garden (Podensac - 5min),

NOTES