

Beautifully renovated 3-bedroom stone town house in a quiet area



INFORMATION

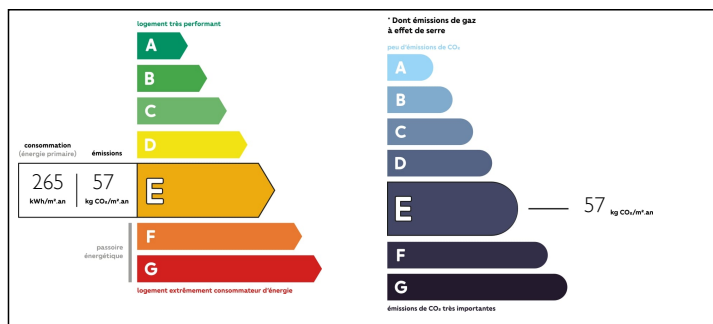
Town:	Castillon-la-Bataille
Department:	Gironde
Bed:	3
Bath:	2
Floor:	134 m2
Plot Size:	45 m2

IN BRIEF

Beautiful stone Bourgeoise house built in 1880 in a charming area of Castillon la Bataille. The property has been beautifully renovated and is bright and spacious with a lovely open plan kitchen/dining room which opens onto a covered veranda and intimate garden with an outdoor shower room. There is a separate lounge with beautiful wooden floors and a decorative fireplace. A gorgeous wooden staircase leads to the first floor with it's 3 good sized bedrooms, a lovely bathroom with bath and shower and access to the attic, which could easily be converted into a 4th bedroom, office space or children's playroom. There is also a large cellar offering plenty of storage space and housing the central heating system. The street in which the property is situated and its facade are both listed, adding to the property's charm.

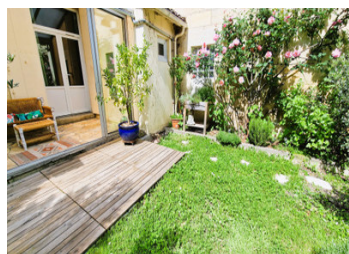
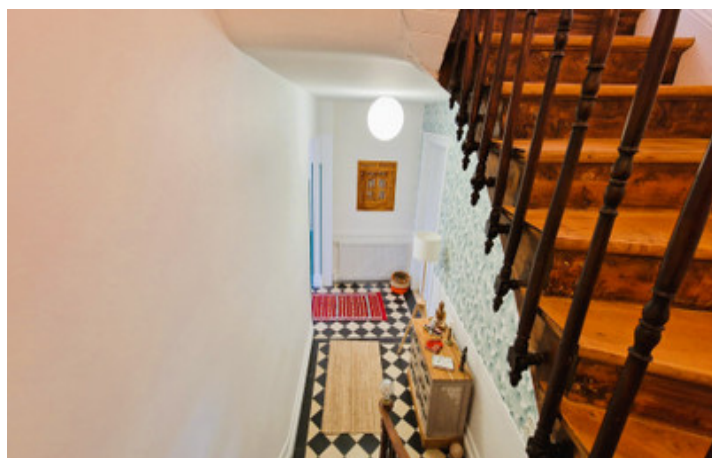


ENERGY - DPE



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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

Ground floor :

Living room - 19 m²
Kitchen/dining room - 27 m²
Pantry - 2.4 m²
Veranda - 8 m²
Shower room - 3 m²
Entrance hall - 23 m²

First floor:

Bedroom 1 - 16 m²
Bedroom 2 - 16 m²
Bedroom 3 - 11 m²
WC/utility room - 2.5 m²
Bathroom - 10 m²
Landing - 5.5 m²

Town gas
Gas boiler
Attic insulation done in 2020
Roof good - checked over in 2020
Double glazing
Mains drainage
Wifi: Fibre
Fireplaces not working
All shops within walking distance

LOCAL TAXES

Taxe foncière: 1054 EUR

NOTES

30 mins to Libourne and 1 hour to Bordeaux

15 kms from Saint-Émilion, Castillon la Bataille is well situated on the banks of the Dordogne. The town is famous for the battle that pitted the French against the English and ended the 100 Years' War on 20 July 1453. Bordeaux fell to the French in October of the same year, before Aquitaine became French again. Every summer, a sound and light show brings to life this important episode in French history.

The commune boasts a rich architectural and natural heritage. Just a few kilometres away, the ancient fortified town of Gensac, which overlooks the valleys of the Dureze and Dordogne rivers and is a listed