

Former "capitainerie" close to port in Bourg. Stunning views, walking distance of restaurants & shops

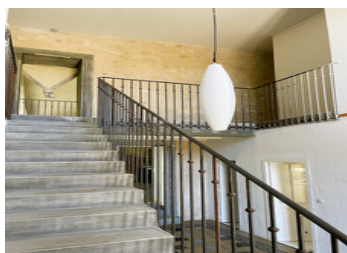


INFORMATION

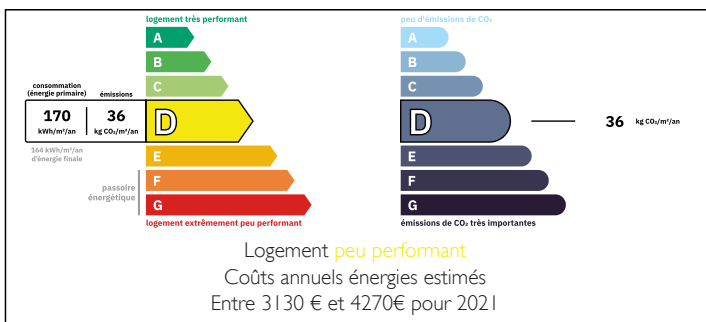
Town:	Bourg
Department:	Gironde
Bed:	4
Bath:	4
Floor:	300 m2
Plot Size:	632 m2

IN BRIEF

Rich in history, this former harbour master's property has a dominating position overlooking the port of Bourg sur Gironde. Recently renovated the property comprises large entrance hall, open plan living area with kitchen, leading to the enclosed garden, 2 large rooms & 2 bathrooms downstairs plus 3 bedrooms, a further room & 2 bathrooms upstairs. Modern renovation married with the character and history of the 18th century property. Ideal for a large family home or offices Close to the centre of the ancient village of Bourg and to the port with its restaurants, outdoor pool, boat moorings etc.



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 historical building, this is a rare and interesting stone property close to the port of Bourg and to all commodities.

Accessed either via stone stairs or second entrance from the garden, with around 300m² living space it comprises:

Large entrance hall around 19m² with beautiful wrought iron staircase & tiled floor

Open plan living/dining room with fitted kitchen (total around 80m²) with fireplace, exposed stone wall and large French doors giving access to the garden

Second entrance / reception room

Office / possible bedroom

Large bathroom / utility plus boiler room

Shower room

Upstairs there is a large master bedroom with spectacular views over the rooftops and the Dordogne.

2 further bedrooms

Large room with fireplace and mezzanine (can be accessed also from the garden)

2 shower rooms

Underfloor heating, gas boiler, mains drainage. Electricity, double glazing, plumbing, heating all recent.

Enclosed garden. Terrace with views over the port of Bourg. Large cave plus garage/workshop with mezzanine.

The ancient village of Bourg, with its restaurants, shops, weekly market, outdoor pool, citadel and port is a delight. Bordeaux is around 40 minutes, the airport around 45 minutes. Rare - a must see!

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

LOCAL TAXES

Taxe foncière: 2861 EUR

NOTES