LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A29793SAG33 Price: 599 990 EUR

agency fees to be paid by the seller

Magnificent 5-bedroom house with outbuildings, garage, swimming pool and 1.8 hectares of garden

EXCLUSIVE















INFORMATION

Town:	Saint-Christophe-de-Double
Department:	Gironde
Bed:	5
Bath:	4
Floor:	259 m2
Plot Size:	18182 m2

IN BRIEF

Located in Saint-Christophe-de-Double, this charming countryside property is set in just over one hectare of land and offers excellent potential for family living, holiday use or a gîte project.

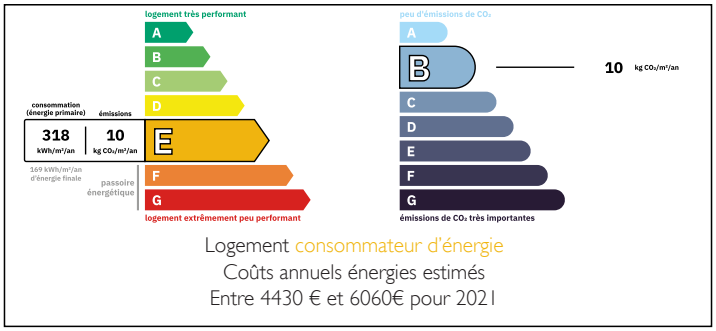
The main house provides generous accommodation with five bedrooms, three bathrooms, multiple reception areas, and a master suite on the ground floor.

A 10 x 5 m swimming pool, large barn, garage, and a second house to renovate further enhance the appeal.

A lake is situated just a few kms away, perfect for leisure and nature lovers. Conveniently positioned, the property is only 10 minutes from La Roche-Chalais, 15 minutes from Coutras (motorway and train station), 30 minutes from Saint-Émilion, and just over one hour from Bordeaux.

A rare opportunity combining space, character and development potential in a peaceful rural setting.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 4430 € et 6060€ pour 2021

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.

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LOCAL TAXES

Taxe foncière: **1038 EUR**

NOTES

DESCRIPTION

Set in a tranquil rural environment close to Saint-Christophe-de-Double, this attractive property sits within over one hectare of grounds and benefits from open countryside views and proximity to a nearby lake.

The main house offers spacious and flexible accommodation. The ground floor comprises a kitchen and dining room with fireplace, a lounge opening onto a second dining area, a study, a shower room, and a generous master suite with bathroom including both bath and separate shower. The first floor provides four further bedrooms and two additional bathrooms, ideal for family living or guest accommodation.

Externally, the property includes a 10 m x 5 m swimming pool, a large barn, a garage, and a second house (250 m²) requiring complete renovation, offering strong potential for a gîte or rental project. A well is also present.

Additional features include a septic tank installed approximately 10 years ago, a roof in good condition following repairs four years ago, and a new roof on the house to renovate. Heating is provided by electric radiators and wood burners, with three hot water tanks, mosquito nets on all windows, Linky meter, and an alarm system.

Amenities are easily accessible in La Roche-Chalais (10 minutes), with further transport links in Coutras (15 minutes), Saint-Émilion (30 minutes), and Bordeaux just over an hour away.

Ground floor:
Bathroom - 9 m²
Kitchen with dining room - 30.7 m² plus 10 m² mezzanine
Living room - 30 m²
Dining room - 30 m²
Master bedroom - 20 m²
Bathroom - 16 m²