LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A32430SAG33 Price: 302 100 EUR

agency fees included: 6 % TTC to be paid by the buyer (285 000 EUR without fees)

4-Bedroom Country Home with 5,090 m Garden, Large Garage & Gîte Potential – Gironde







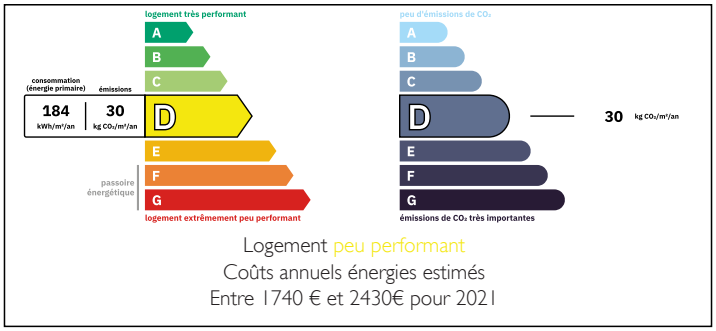








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1740 € et 2430€ pour 2021

INFORMATION

Town:	Saint-Martin-de-Laye
Department:	Gironde
Bed:	4
Bath:	1
Floor:	166 m2
Plot Size:	5090 m2

IN BRIEF

Set in a peaceful, private setting in Saint-Martin-de-Laye, Gironde, this spacious 4-bedroom family home offers approximately 166 m² of living space within 5,090 m² of enclosed, mature gardens. The property features a bright 40 m² living/dining room with fireplace, a generous family kitchen and a ground-floor bedroom with adjoining bathroom, ideal for single-level or multi-generational living. Upstairs are three further bedrooms. A superb 90 m² wooden terrace provides the perfect space for outdoor dining and entertaining. The substantial 68 m² garage offers exciting possibilities for a workshop, professional use or conversion into independent guest accommodation, subject to permissions. A separate 14 m² workshop adds further flexibility. Enjoy countryside tranquility and privacy while remaining just 5 minutes from Guîtres, 15 minutes from Coutras and approximately 25 minutes from Libourne and Saint-Émilion.

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: **1053 EUR**

NOTES

DESCRIPTION

Set in a peaceful cul-de-sac in Saint-Martin-de-Laye, Gironde, this spacious four-bedroom family home offers approximately 166 m² of living space, a large enclosed garden of 5,090 m², an impressive 90 m² terrace, a 68 m² garage and excellent potential to create independent guest accommodation or a gîte. Surrounded by greenery yet within easy reach of Coutras, Libourne and Saint-Émilion, it is an attractive opportunity for buyers looking for space, privacy and a relaxed countryside lifestyle without being isolated.

The heart of the house is a bright and welcoming living and dining room of approximately 40 m², complete with a fireplace and plenty of space for family life and entertaining. The adjoining 16.6 m² kitchen is generously proportioned, while a separate utility room of approximately 9.2 m² provides valuable additional storage and practical workspace.

A particularly appealing feature is the ground-floor bedroom of approximately 16.8 m² with an adjoining bathroom of approximately 13.7 m². This flexible arrangement makes the property well suited to buyers looking for ground-floor living, comfortable accommodation for visiting family and friends or a multi-generational home.

Upstairs are three further spacious bedrooms of approximately 24 m², 16 m² and 14.2 m². Their generous proportions provide plenty of flexibility for family bedrooms, guest accommodation, a home office or hobby space.

Outside, the house sits within approximately 5,090 m² of fully enclosed grounds, creating a wonderful sense of space and privacy. Mature trees provide an attractive green backdrop, while the substantial garden offers plenty of room for children,...