LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A33779SGB33 Price: 595 000 EUR

agency fees included: 4 % TTC to be paid by the buyer (573 426 EUR without fees)

Stone House and grounds 15 Kms away from Bordeaux with countryside views















INFORMATION

Town:	Pompignac
Department:	Gironde
Bed:	4
Bath:	3
Floor:	210 m2
Plot Size:	4675 m2

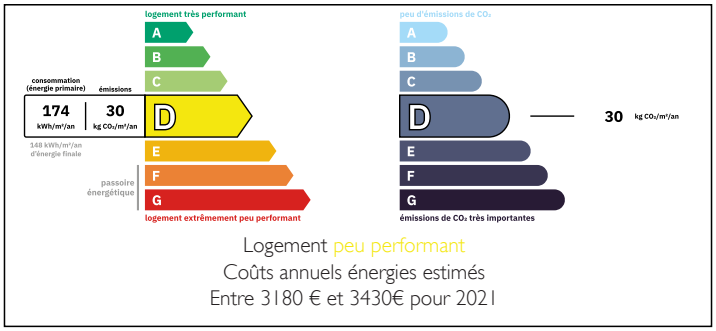
IN BRIEF

Located in a peaceful setting in the heart of the countryside 30m from the center of Bordeaux, bourgeois house of approximately 210 m², its owners have managed to maintain its authenticity. Its vast living space with its high ceilings, fireplaces offer a warm atmosphere. It has 4 large bedrooms, an office, an independent studio and a large garage.

Outside, enjoy a landscaped garden of 4800 m² with swimming pool and a panoramic terrace with a dominant view of the woods and the village church. An authentic family home, it is ideal as a main residence or holiday home.

Between Libourne and Bordeaux, 25km from the airport and 15 minutes from the tram station.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 3180 € et 3430€ 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.

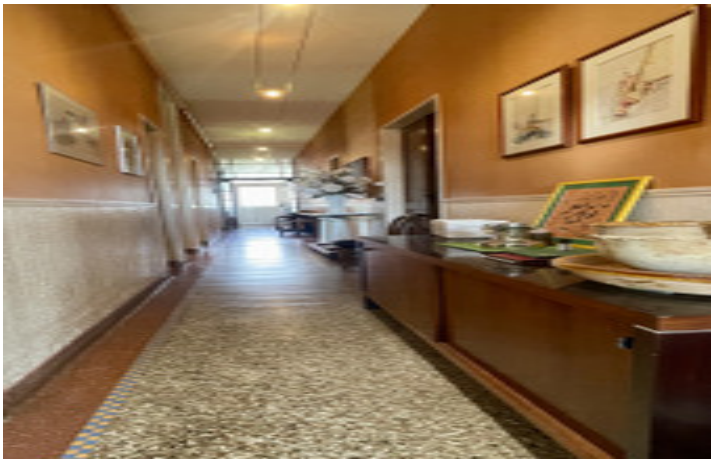
International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A33779SGB33 Price: 595 000 EUR

agency fees included: 4 % TTC to be paid by the buyer (573 426 EUR without fees)







LOCAL TAXES

Taxe foncière: **4000 EUR**

NOTES

DESCRIPTION

Superb bourgeois residence with swimming pool and breathtaking views of the countryside.

Located near the town of Tresses, this bourgeois residence built under Napoleon III, has kept its old charm with its recent developments for more modern comfort.
Offering 233 m² of living space, it is ideal as a main residence for a family or holiday home, with generous spaces and a warm atmosphere.

A house with a unique character:
From the entrance, you will be seduced by its old features, its vast living space. A spacious kitchen, a dining room whose double doors open onto a bright living room of 38m2 with access to the terraces.
The house offers:
Four large bedrooms full of charm, each with dressing room and shower room. as well as an additional bathroom, an office, a vestibule leads to a shaded garden to the west with a greenhouse.

An original and surprising, independent studio with private entrance completes the house, perfect for welcoming family and friends in complete autonomy.

An enchanting exterior:
You access the house by a large driveway, the 4800m² park offers a landscaped garden with swimming pool, a true haven of peace to enjoy the property in complete serenity. The terraces have uninterrupted views of the meadows and woods, they are the perfect place for your moments of relaxation.

A large garage allows you to park your vehicles and offers additional storage space.

An exceptional living environment
The house benefits from a calm environment while being close to all amenities. You are:
- 5 minutes from shops