LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A34816SAG33 Price: 499 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (474 000 EUR without fees)

Impressive 6-bed stone property with heated pool, wine cellar & garage – ideal family home or B&B







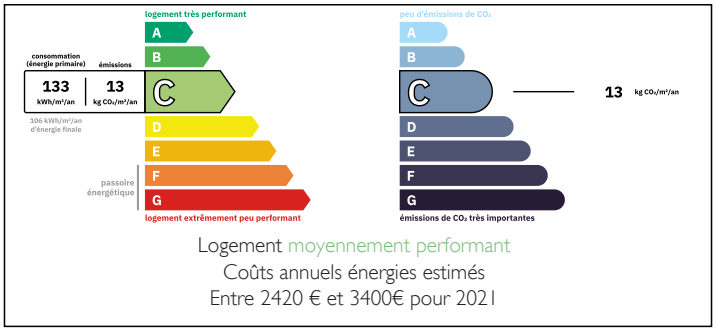








ENERGY - DPE



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Coûts annuels énergies estimés
Entre 2420 € et 3400€ pour 2021

INFORMATION

Town:	Saint-Seurin-sur-l'Isle
Department:	Gironde
Bed:	6
Bath:	6
Floor:	350 m2
Plot Size:	525 m2

IN BRIEF

Impressive 1853 stone property offering 6 spacious bedrooms, multiple en-suite shower rooms, generous reception spaces and a heated 8 x 4 m pool, in the lively riverside town of Saint-Seurin-sur-l'Isle. Its flexible layout makes it ideal as a large family or multigenerational home, while also offering exciting potential for chambres d'hôtes, retreats, a hospitality project or a main residence combined with professional activity.

Outside, a 35 m² covered terrace overlooks the heated pool and landscaped garden, providing an inviting setting for outdoor dining, entertaining and relaxing.

The property also benefits from a garage, character stone cellar with old bread oven, mains drainage, fibre, double glazing and central heating.

Shops, schools, restaurants, medical services and the

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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.

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

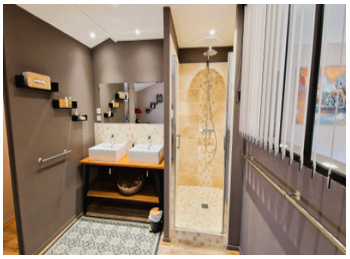
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NOTES

DESCRIPTION

Built in 1853, this impressive stone property combines period character with generous proportions and a remarkably adaptable layout.

The accommodation extends over three floors, providing numerous reception rooms and six spacious bedrooms, many benefiting from their own shower room and WC. This configuration makes the house equally appealing as a substantial private residence or for buyers considering a hospitality, chambres d'hôtes, retreat or other accommodation-based activity.

GROUND FLOOR

The ground floor offers a series of interconnected yet distinct living and practical spaces:

- Kitchen – 19.23 m²
- Additional kitchen/annexe area – 12.9 m²
- Laundry room – 8.7 m²
- Storeroom – 8.23 m²
- Lounge – 23.93 m²
- Dining room – 16.58 m²
- Additional living space – 23.75 m²

The different reception areas allow considerable flexibility: formal and informal living rooms, dining and entertaining spaces, work areas or rooms dedicated to a future professional or hospitality activity.

The dining room benefits from a pellet stove, while the living room retains an open fireplace.

FIRST FLOOR

The first floor provides particularly generous accommodation:

- Bedroom 1 – 23.91 m² with shower room/WC – 5.84 m²
- Bedroom 5 – 15.7 m² with shower room/WC –