LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A36637JNS33 Price: 550 000 EUR

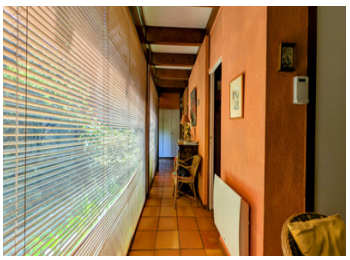
agency fees included: 4 % TTC to be paid by the buyer (528 000 EUR without fees)

Architect-designed house built in the 70s in Pompignac















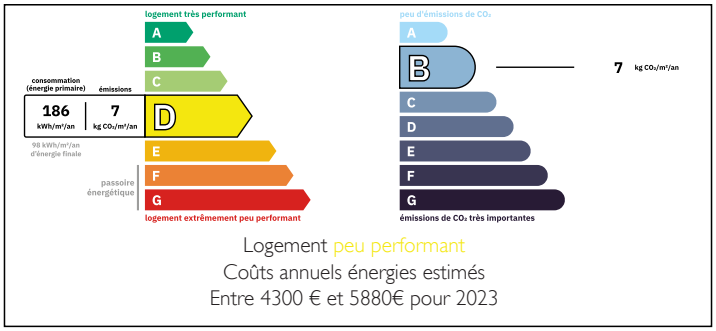
INFORMATION

Town:	Pompignac
Department:	Gironde
Bed:	5
Bath:	2
Floor:	250 m2
Plot Size:	75500 m2

IN BRIEF

Architect-designed house built in the 70s, 250 m² in Pompignac on a 7-hectare plot.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 4300 € et 5880€ pour 2023

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: **3500 EUR**

NOTES

DESCRIPTION

On a plot of over 7 hectares, in the heart of nature, this timeless 1977 house was designed by architect Legrix de la Salle.

With its mix of terracotta walling and wood-and-steel structure, the house takes up the mineral theme with a flower-filled patio at its centre, adding an element of nature and luminosity .

The 250m² of single-storey living space is divided as follows:
A luminous 80m² living/dining room, mainly south-facing, with pit and fireplace.
Separate kitchen.
Laundry room and cellar.
5 bedrooms in total, including a 17m² master suite with an additional dressing room, separate toilet and bathroom.
The 4 other bedrooms have access to a second bathroom and toilet.
Attached garage.

Fully electric heating, radiant heater from 2020/2022, 2 air-conditioning units.

Along with woods, the plot contains a spring and a one-hectare pond that has now dried up and could be brought back to life.

Outbuilding of 170m². Wine cellar.
There is also a 12x4 swimming pool, which was redone in 2019.

Close to Montussan town centre and all its amenities.

Make the most of the exceptional potential of this atypical house to bring up to date, in the middle of a natural setting that is rare on the market.

Information on the risks to which this property is exposed is available on the Géorisques website: www. georisques. gouv. fr.