LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A36984MGD33 Price: 256 800 EUR

agency fees included: 7 % TTC to be paid by the buyer (240 000 EUR without fees)

Character 3 bed renovated stone house with garden, close to centre of popular village of St Romain la Virvée.

EXCLUSIVE















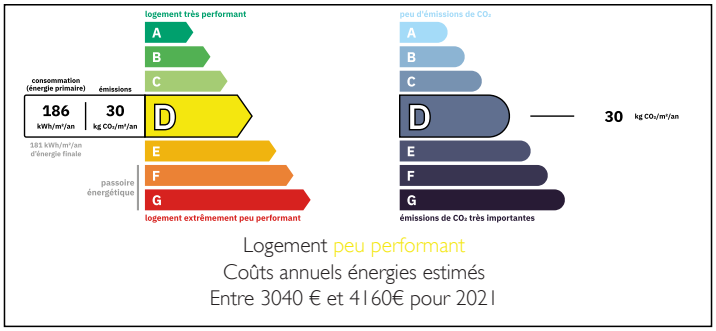
INFORMATION

Town:	Saint-Romain-la-Virvée
Department:	Gironde
Bed:	3
Bath:	1
Floor:	145 m2
Plot Size:	347 m2

IN BRIEF

EXCLUSIVE! A wonderful recently renovated stone property with bags of charm, situated close to the popular village of St Romain la Virvée, around 5 minutes from the town of St André de Cubzac. Large open plan living / dining room with kitchen, additional large room for further development, 3 bedrooms, bathroom, attic. Low maintenance garden with terrace area with plenty of space for outside dining, perfect lock up & leave property. Around 20 minutes to the outskirts of Bordeaux

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 3040 € et 4160€ 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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NOTES

DESCRIPTION

This is a very charming stone house near the centre of the beautiful village of St Romain la Virvée, with its lovely views over the surrounding countryside. The house has around 145m2 living space plus a large room nearly 80m2 (already has heating) which could be developed further.

Downstairs is a large open plan living area around 72m2 with fitted kitchen, exposed stone walls, wood burner and French windows leading to the terrace and garden.

Upstairs a landing area leads to 3 good sized bedrooms, one of which has a fireplace (20, 15,13m2) and a beautiful bathroom with bath, separate shower and wc. Further stairs lead to an attic area, ideal for storage.

Gas central heating, double glazing, mains drainage.

The garden measures 347m2, perfect for al fresco dining and enjoying the sunshine.

The village has a popular café/restaurant and a childrens' park, with lots of lovely local walking trails. Nearby St André de Cubzac has all amenities including train station, shops/supermarkets, restaurants, market, cinema, 2 large swimming pool (indoor & outdoor). The larger town of Libourne is around 15 minutes away.

An ideal family home or perfect as a lock up & leave.

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