

CHARMING house with living room, open-plan kitchen, 2 bedrooms, 1 bathroom 1 barn, 1 outbuilding, partially wo

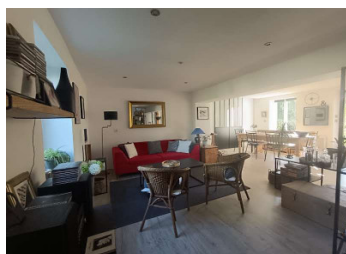


INFORMATION

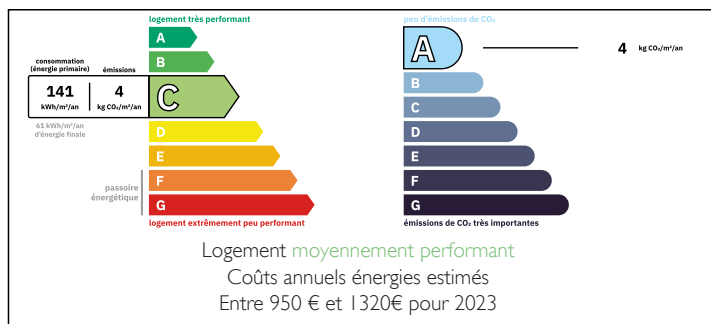
Town:	Saint-Martin-de-Laye
Department:	Gironde
Bed:	2
Bath:	1
Floor:	83 m2
Plot Size:	3024 m2

IN BRIEF

Nestled in lush greenery, this house of almost 90 m², built around 1820, offers a peaceful and serene living environment. Built on a generous plot of 3,024 m², it comprises a large open-plan living area with a fitted kitchen, living room, and two spacious bedrooms. The well-designed interior layout includes a functional shower room and separate toilet, ensuring comfort and practicality for everyday living.

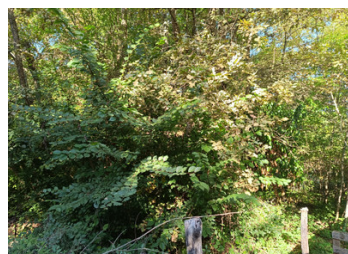


ENERGY - DPE



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.



DESCRIPTION

The property enjoys soft light throughout the day, while the lack of neighbors across the street enhances its privacy. The peaceful surroundings, far from public transportation, ensure a true escape from the hustle and bustle of city life.

The property also includes a barn with a building permit already granted, offering possibilities for expansion or diversification of the living space.

The large plot of land, featuring a wooded area, is a real asset for nature lovers.

The outbuildings, with a surface area of approximately 1,650 square feet, add an extra dimension to this offer, allowing for a variety of projects. This rare property combines old-world charm with development potential, ideal for a life project in a preserved environment.

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

NOTES