LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A42413SAG33 Price: 100 000 EUR

agency fees to be paid by the seller

Renovation Project with New Roof on 4,860 m of Land in Saint-Christophe-de-Double

EXCLUSIVE















ENERGY - DPE

DPE not required.

INFORMATION

Town:	Saint-Christophe-de-Double
Department:	Gironde
Bed:	0
Bath:	0
Floor:	200 m2
Plot Size:	4860 m2

IN BRIEF

Located in a quiet hamlet in Saint-Christophe-de-Double, this house in need of complete renovation represents an excellent opportunity for a renovation or investment project. It benefits from a new roof, a major advantage when planning significant works. The setting is peaceful, ideal for those seeking a countryside lifestyle while remaining close to amenities.

Shops, medical services, schools and a cinema are available in La Roche-Chalais, just a 10-minute drive away. The town of Coutras, with motorway access and a train station, is 15 minutes away, Saint-Émilion approximately 30 minutes, and Bordeaux just over one hour away.

A property offering strong potential, allowing buyers to create a bespoke project in a sought-after rural yet well-connected location.

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

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