LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A43812MGD33 Price: 349 800 EUR

agency fees included: 6 % TTC to be paid by the buyer (330 000 EUR without fees)

Stunning setting, beautiful and rare views! Charming 3 bed stone house with outbuildings & land. Near Bourg

EXCLUSIVE















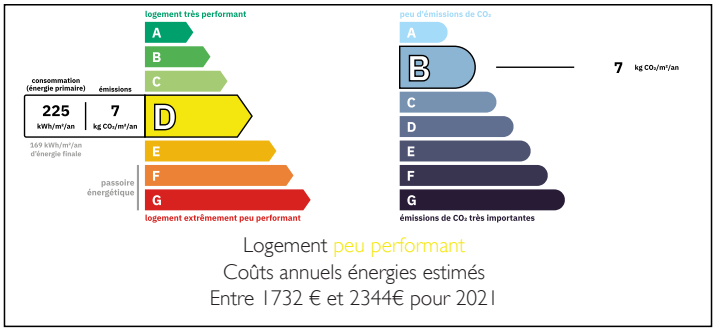
INFORMATION

Town:	Bourg
Department:	Gironde
Bed:	3
Bath:	1
Floor:	121 m2
Plot Size:	2896 m2

IN BRIEF

EXCLUSIVE! FABULOUS LOCATION! Little corner of paradise! Wonderful detached stone house with large open plan living room & kitchen, 3 bedrooms, further lounge, shower room. Large outbuildings for further development and garage, enclosed gated land with many fruit trees & vegetable garden and terrace. Amazing views of vines and Dordogne river. Near Bourg. Around 30km north of Bordeaux.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1732 € et 2344€ 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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LOCAL TAXES

Taxe foncière:	**1162 EUR**

NOTES

DESCRIPTION

This charming stone property is in an amazing spot, in an elevated position overlooking the Dordogne river. With around 121m2 living space, the house comprises entrance hall area with built in cupboards, large open plan living/dining room & kitchen around 47m2 in total, with wood burner and French doors leading to a lovely raised terrace overlooking the garden and bbq terrace and onwards to the estuary, bedroom around 12m2, shower room, wc. Stairs lead down to a further reception room around 28m2 with wood burner, and upstairs are 2 further bedrooms (14, 9m2).

Electric heating plus wood burner, double glazing, septic tank.

Several large outbuildings to develop totalling around 90m2 including large garage 36m2 plus raised level. Large cellar.

Beautiful established garden totalling almost 3000m2 comprising beautiful main garden to front of the house plus parcel to the rear with garage / outbuildings, well, large vegetable growing area and many fruit trees.

Spectacular setting, quiet spot but only around 1km from Bourg, with its shops, restaurants, port, citadel, local transport etc (walking distance). Easy access to the wonderful city of Bordeaux, the airport is around 40 minutes and the Atlantic coast beaches around an hour. Ideal primary residence or holiday home. A rare find!

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