

A 50-minute drive from Bordeaux, a stately home overlooking the Garonne side canal



EXCLUSIVE

INFORMATION

Town:	Castets et Castillon
Department:	Gironde
Bed:	4
Bath:	2
Floor:	254 m ²
Plot Size:	500 m ²



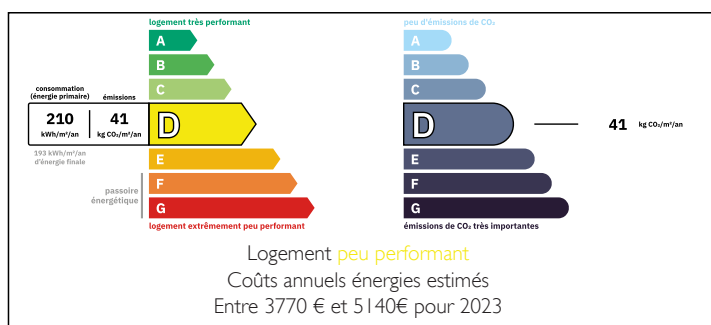
IN BRIEF

An exceptional 17th-century residence – Between the Canal and the Garonne

Discover a rare and privileged living environment, offering absolute tranquillity and complete privacy. This elegant 17th-century mansion, ideally situated overlooking the Canal Latéral à la Garonne, captivates with its preserved authenticity and generous proportions.

The ground floor features a vast, light-filled living area with an open-plan kitchen and a monumental fireplace, complemented by a bedroom, a shower room and a utility room. Upstairs, the sleeping area comprises three bedrooms, including a majestic 48 m² suite and a full bathroom. The basement houses a boiler room and a superb vaulted cellar, ideal for a table d'hôte business or a tasting area.

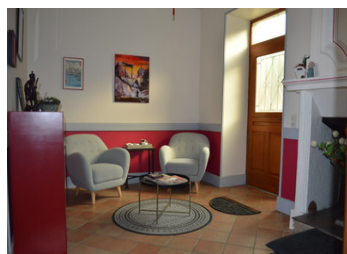
ENERGY - DPE



The grounds feature four secluded gardens, a

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

This characterful house comprises:

On the ground floor:

- A 14m² entrance hall
- A 16m² bedroom
- A 7.8m² utility room
- A 39m² living-dining room with a 7m² open-plan kitchen
- A 3.6m² shower room
- A toilet

First floor:

- A 16m² landing
- A 22m² bedroom
- A 49m² bedroom
- A 19m² bedroom
- A 7.8m² bathroom with shower, bath and double washbasin
- A toilet

In the basement:

- A vaulted cellar of 34m²
- A boiler room of 47m²

A separate garage of 40m²

Heating is by mains gas

Hot water is supplied by a storage tank

There is a well and a spring

Sewage disposal via mains drainage

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

LOCAL TAXES

Taxe foncière: 1012 EUR

NOTES