LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44521JML33 Price: 480 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (457 000 EUR without fees)

On the edge of the LALANDE vineyards in POMEROL, a family home divided into two dwellings with a large garden







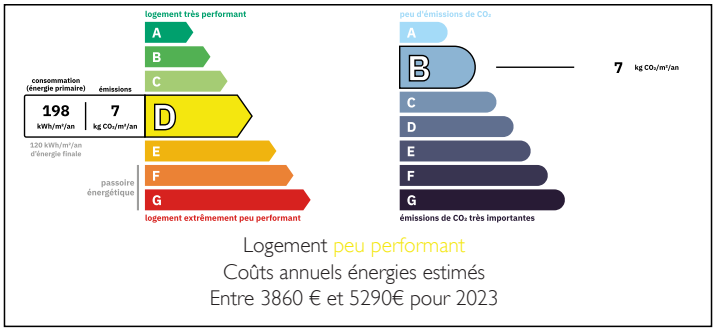








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 3860 € et 5290€ pour 2023

INFORMATION

Town:	Les Billaux
Department:	Gironde
Bed:	5
Bath:	3
Floor:	257 m2
Plot Size:	4069 m2

IN BRIEF

Rare: Charming Estate on the Outskirts of Lalande-de-Pomerol

Discover this exceptional property, nestled on the outskirts of the prestigious vineyards of Lalande-de-Pomerol. Offering rare potential for a holiday let business or as a spacious family home, this unique property is sold fully furnished, ready to welcome you.

The main house features a spacious, light-filled living room with a fireplace, a cosy dining room, a fitted kitchen and a conservatory. It comprises two master suites, a utility room and a toilet. The second accommodation, ideal for guests, offers a kitchen, a living room and, upstairs, three bedrooms (two of which have en-suite facilities) and a bathroom.

The grounds are a true haven of peace: an enclosed garden featuring eight hundred-year-old olive trees surrounds a heated outbuilding with a summer

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: **2176 EUR**

NOTES

DESCRIPTION

In this property complex,
The first apartment comprises:
-An entrance hall of 29m²
-A dining room of 11m²
-A living room of 80m²
-A kitchen of 16m²
-A master bedroom of 17m² with an en-suite bathroom of 5m²
-A second bedroom of 12m² with an en-suite shower room of 2m²
-A 12m² conservatory
-A 3m² utility area
The second property comprises:
-A 15m² kitchen
-A 1m² pantry/under-stairs storage area
-A 21m² living room
-A first bedroom with a washbasin, 12m²
-A second bedroom with a washbasin (12m²)
-A third bedroom (12m²)
This property also comprises:
-A first underground garage (40m²)
-A second underground garage (42m²)
-A third garage (25m²)
-A heated outbuilding (43m²)

Heating provided by an electric storage convector,
Double glazing,
Sewage via a septic tank,
Two electricity meters,
One water meter.

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

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