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Ref: A45036MGD33 Price: 294 250 EUR

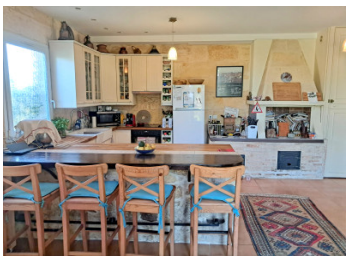
agency fees included: 7 % TTC to be paid by the buyer (275 000 EUR without fees)

Wonderful renovated stone 3 bed house with bags of character. Large outbuildings & garden. 4km from Bourg

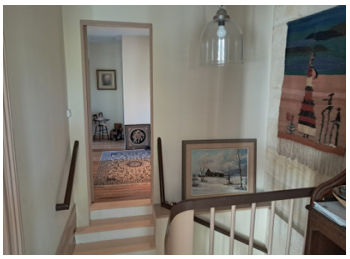














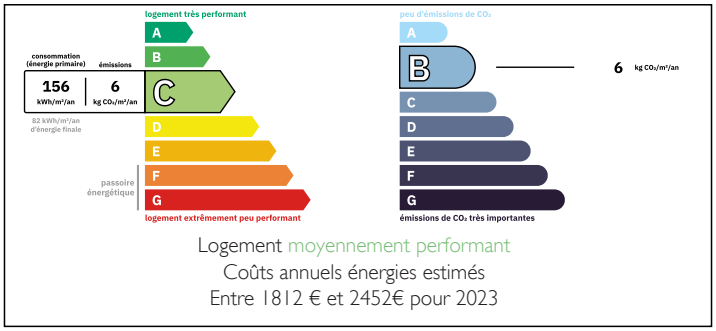
INFORMATION

Town:	Samonac
Department:	Gironde
Bed:	3
Bath:	2
Floor:	125 m2
Plot Size:	2190 m2

IN BRIEF

EXCLUSIVE! Charming stone property around 125m2 with bags of history, renovated using high quality materials. Lounge, kitchen/diner, 3 bedrooms, bathroom, shower room. Large outbuildings, established garden 2190m2. 5 minutes from Bourg, around 35/40 minutes from Bordeaux

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1812 € et 2452€ pour 2023

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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NOTES

DESCRIPTION

This is a beautifully renovated stone house with a pretty garden and outbuildings. With around 125m2 living space the house has lounge around 34m2 with stone fireplace, fitted kitchen around 27m2 with dining area and fireplace. Upstairs are 3 good sized bedrooms (20, 10, 10m2) one with fireplace, a large bathroom around 9m2 with bath, wc and separate shower cubicle, plus a further shower room with wc. The landing has plenty of storage space.

Double glazing throughout, central heating (electric) recent roof, insulation, electrics and plumbing, septic tank. 2 recently installed reversible heat pumps.

Outside there are several large outbuildings totalling over 100m2 including an historic "tour de Chappe" dating from the 19th century, used as an early means of communication. The land totals over 2000m2, and includes a form of maze.

Quiet spot, close to small village, and less than 5 minutes from the ancient village of Bourg, with all amenities, market, cidadel, port, restaurants etc.

Ideal family of holiday home in beautiful condition and maintaining many original features - an absolute gem!

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

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