

Large character stone 3 bed house plus separate 3 bed gite/guest house, garden & pool. Quiet hamlet

EXCLUSIVE



INFORMATION

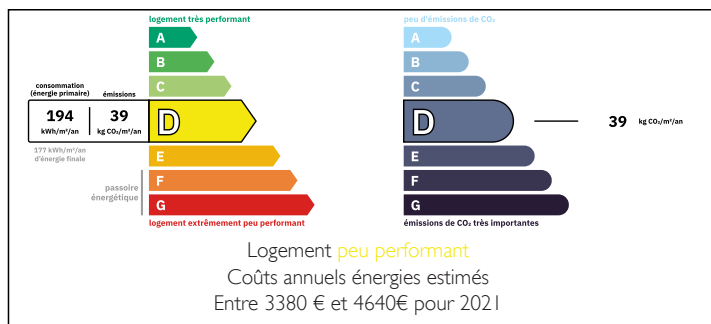
Town:	Saint-Mariens
Department:	Gironde
Bed:	6
Bath:	6
Floor:	277 m2
Plot Size:	1287 m2

IN BRIEF

EXCLUSIVE! A wonderful detached stone house around 160m2 with large lounge, dining kitchen, 3 bedrooms & 3 shower rooms, plus a second house almost 120m2 (currently rented as a holiday cottage) with large lounge/dining room, kitchen & 3 en-suite bedrooms. Enclosed garden with beautiful heated pool & terrace, parking area. Lovely quiet spot overlooking the local vines but only around 2km from the amenities of Saint Savin.



ENERGY - DPE



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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

An ideal property for either a holiday rental business or for multigenerational living. 2 detached houses on the same plot with their own terrace/garden areas, plus a lovely enclosed garden and heated pool.

Main house (around 160m²):

Lounge around 26m² with wood burner & exposed stone walls

Large dining kitchen around 32m² with fully fitted kitchen & wood burner

Bedroom 21m² with French windows onto front terrace, plus en-suite shower room with wc (ideal B&B room)

Bedroom around 20m² with large fitted wardrobes

Family shower room over 5m² with wc

Bedroom around 16m² plus en-suite shower room over 6m² with wc

Small office area 5m²

Large corridor area with plenty of storage

Boiler room

Utility room

Loft space (access would need to be created in lounge)

Oil central heating, double glazing, septic tank, newly installed electric shutters, & recent solar panels to produce electricity & to heat water

Gite / second house (around 117m²):

Large open plan lounge / dining room around 39m² with exposed beams & stonework

Kitchen 14m²

2 downstairs bedrooms, both with en-suite shower rooms (18 & 15m²)

Mezzanine area

Large ensuite bedroom upstairs (almost 30m²) with exposed beams, bathroom & wc

Electric heating, septic tank, double glazing, own terrace area, small attached outbuilding for storage

Furniture included in gite

Enclosed pretty garden 1287m² with terraces, beautiful heated pool 8x4m (plus seating area) and decked terrace overlooking the vines. Parking area

NOTES