

Character property with garden, 5 bedrooms, 3 bathrooms, a garage, attic and with potential for commercial use



## INFORMATION

|             |                      |
|-------------|----------------------|
| Town:       | Saint-Aubin-de-Blaye |
| Department: | Gironde              |
| Bed:        | 5                    |
| Bath:       | 4                    |
| Floor:      | 275 m2               |
| Plot Size:  | 3557 m2              |

## IN BRIEF

Character Property with Exceptional Potential

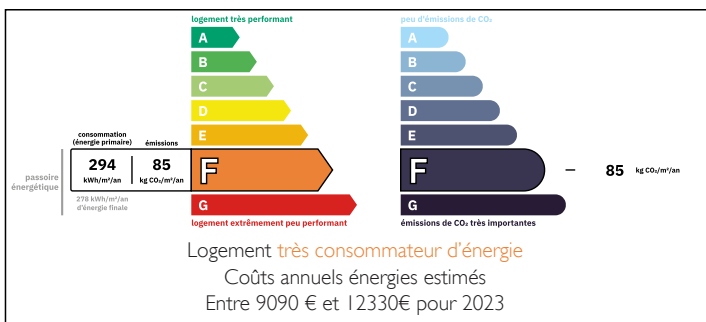
Set within extensive grounds, this charming character property offers generous living spaces and a highly desirable lifestyle. The residence features five very spacious bedrooms, three bathrooms, two elegant reception rooms, and a large, welcoming kitchen.

The property also benefits from a garage and several private parking spaces located directly in front of the house. An additional highlight is the self-contained annex, which can be occupied independently, making it ideal for guests, extended family, rental income, or a home-based business.

Furthermore, a large attic extends across the entire building, offering considerable potential for storage or further development.

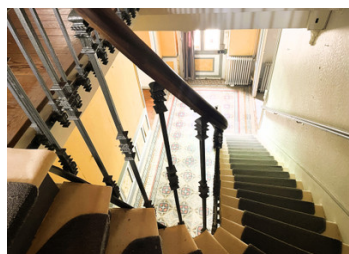
A rare opportunity to acquire a property that

## 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

Character Estate with Exceptional Commercial Potential

A rare opportunity to acquire a historic family estate, owned and occupied by the same family for generations. Rich in character and authenticity, this unique property offers substantial living space, remarkable architectural features, and outstanding potential for residential, hospitality, or commercial redevelopment.

### Main Features

Character property with authentic period charm  
 Owned by the same family for several generations  
 Large landscaped grounds  
 5 spacious bedrooms  
 4 bathrooms  
 2 reception lounges  
 Formal dining room  
 Large kitchen  
 Independent annex suitable for separate accommodation  
 Garage and multiple private parking spaces  
 Extensive attic spanning the entire building  
 Roof in good condition  
 Interior Highlights  
 Impressive entrance hall with beautifully preserved original flooring  
 Grand staircase hall featuring a magnificent period staircase  
 Four large bedrooms located on the first floor  
 Original wooden parquet flooring in very good condition  
 High ceilings throughout the property  
 Large windows providing abundant natural light  
 Numerous spacious rooms with exceptional volumes  
 Original fixtures and architectural details that enhance the property's unique character  
 Layout

Ground Floor

## LOCAL TAXES

Taxe foncière: 2280 EUR

## NOTES