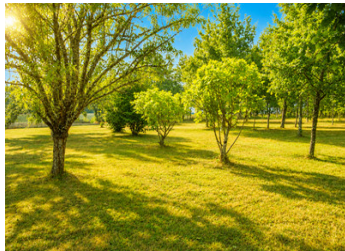


Near Duras, a former wine-growing estate comprising a main house, a holiday cottage and a swimming pool



INFORMATION

Town:	Massugas
Department:	Gironde
Bed:	6
Bath:	3
Floor:	246 m2
Plot Size:	10000 m2

IN BRIEF

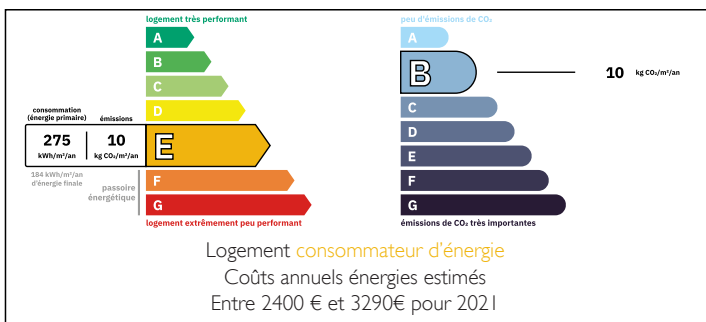
Former Winery: Absolute Peace and Privacy Near Duras

Located in Massugas (33), a charming, rolling wine-growing village just 10 minutes from the historic town of Duras, discover this true haven of peace. Offering complete privacy with no overlooked neighbors, this superb stone property provides an idyllic living environment.

The main house features single-level living with a kitchen, dining room, living room, office, shower room, and toilet. Upstairs, a landing leads to 3 bedrooms, a second shower room, and a toilet. An attached large garage and a former wine storehouse (chai) complete the main building.

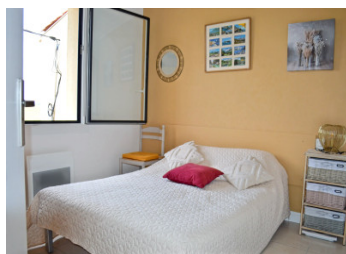
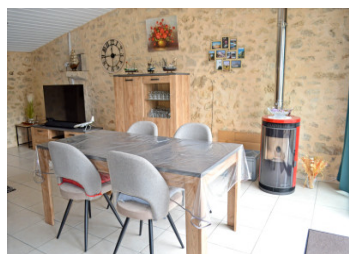
Perfect for a guesthouse (gîte) or hosting family, the second house offers an entrance, kitchen, living room, 3 bedrooms, a shower room, and a toilet.

ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 594 EUR

NOTES

DESCRIPTION

The main house comprises:

On the ground floor:

- A 16m² dining room with an open-plan kitchen measuring 6.41m²
- A 21m² living room
- A 15.5m² lounge
- A study measuring 12m²
- A shower room measuring 3.11m² with a toilet
- A utility room measuring 14m²
- A garage measuring 102m²
- A wine cellar measuring 190m²

On the first floor:

- A landing measuring 22m²
- A bedroom measuring 13.72m²
- A bedroom of 15m²
- A bedroom of 14m²
- A shower room of 5m²
- A toilet

The guest house comprises:

- An entrance hall of 5m²
- A kitchen of 9.44m²
- A living room of 30m²
- A bedroom of 9.23m²
- A bedroom measuring 9.27m²
- A bedroom measuring 9.10m²
- A shower room measuring 3.67m²
- A toilet

Technical details:

- The swimming pool is concrete and chlorinated
- Solar panels provide energy for personal use and generate an annual income of approximately €800
- Heating is provided by a pellet stove and electric convector heaters
- Hot water is supplied by a storage water heater
- The windows are double-glazed and the shutters are electric only in the guest house.

Information about risks to which this property is