LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A46838NF33 Price: 399 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (380 000 EUR without fees)

Character stone house of 200 m

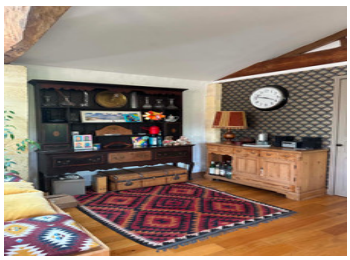
EXCLUSIVE







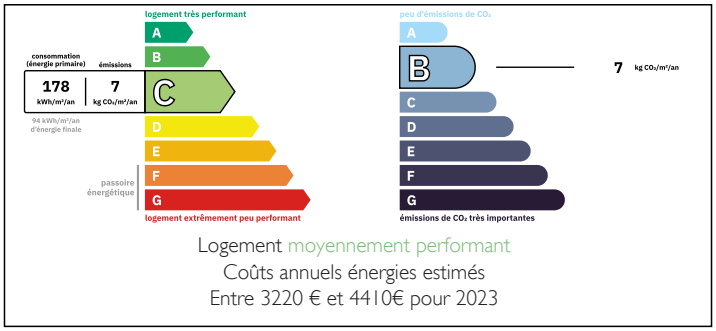








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 3220 € et 4410€ pour 2023

INFORMATION

Town:	Saint-Laurent-Médoc
Department:	Gironde
Bed:	5
Bath:	3
Floor:	200 m2
Plot Size:	900 m2

IN BRIEF

Charming Stone House – 200 m² – Saint-Laurent-Médoc

Set in a peaceful location—just 5 minutes from the town center, 45 minutes from Bordeaux and its airport, and 25 minutes from the ocean beaches—this beautiful 200 m² stone house spans two levels and has been carefully renovated to preserve its original character.

Ground floor: 3 bedrooms (including one with a private shower room and toilet), a second shower room, a separate toilet, and a laundry room. Upstairs: 2 bedrooms, a shower room, a separate toilet, a walk-in wardrobe, and a spacious, light-filled living area with an open-plan, fully equipped kitchen. A balcony featuring a pergola overlooks the paved inner courtyard.

The house features 60 cm thick walls, windows fitted with insect screens, electric heating, a recent 300-liter water heater, and a septic tank system. It is also equipped with 14 photovoltaic panels...

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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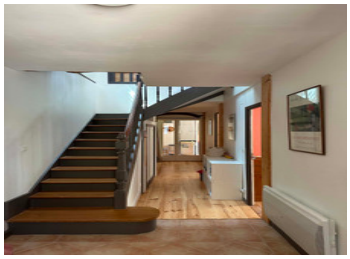
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LOCAL TAXES

Taxe foncière: **1865 EUR**

NOTES

DESCRIPTION

Charming 200 m² stone house — Saint-Laurent-Médoc

A character property, carefully renovated and situated in a quiet, prime location just 5 minutes from the center of Saint-Laurent-Médoc, 45 minutes from Bordeaux and its airport, and 25 minutes from the ocean beaches.

Spanning approximately 200 m² across two levels, this beautiful stone house blends period charm, contemporary comfort, and high-quality renovation within a peaceful, leafy setting.

The renovation work was carried out with respect for the home's original spirit and character, featuring carefully selected finishes.

A home designed to welcome family and friends

Ground floor:

3 lovely bedrooms, one of which has its own shower room with a toilet.
The other two bedrooms share a shower room and a second toilet.
Possibility to reinstall a kitchenette, offering flexible layout options.
A beautiful entrance hall with storage space and a laundry room complete this level.

This section of the house is particularly well-suited for a large family, hosting friends, or a vacation rental project, depending on desired layout adjustments.

Upper floor:

2 additional bedrooms.
1 shower room.
1 toilet.
1 walk-in wardrobe.
A very large, exceptionally bright living area—pleasant in both summer and winter.