

Rare Country Estate with Approved Private Microlight Airstrip, Swimming Pool and Over 4 Hectares of land



INFORMATION

Town:	Grignols
Department:	Gironde
Bed:	4
Bath:	3
Floor:	253 m2
Plot Size:	40000 m2



IN BRIEF

Located in Grignols (Gironde), just 3 minutes from the amenities of Cocumont (Lot-et-Garonne), this exceptional countryside property enjoys an elevated position with breathtaking panoramic views over the surrounding rolling hills.

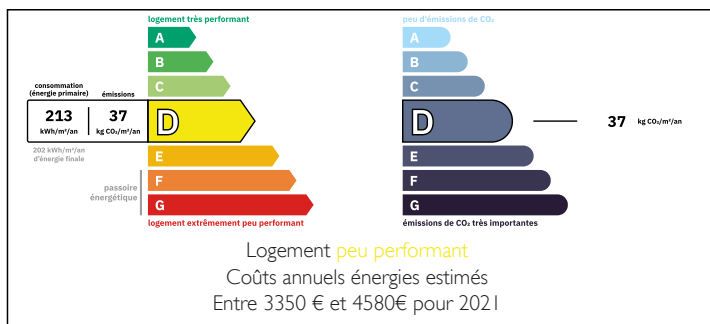
Rare features: a private, approved ULM (microlight) airstrip and/or the perfect setting for an equestrian project.

Full of charm and authenticity, the property showcases exposed stone walls, traditional timber framing, and original wooden beams.

Ground floor: Fully fitted kitchen, Dining room with fireplace, Study/bedroom, Shower room with WC, Billiard room, Magnificent 70 m² living room opening onto a terrace

First floor: Two master suites, each with a private

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: 1206 EUR

NOTES

DESCRIPTION

This beautiful old residence comprises:

Ground floor:

- * A fitted kitchen of 13 m²
- * A 43 m² living/dining room with a fireplace fitted with an insert stove
- * A 20.50 m² office (which could also be used as a bedroom)
- * A 4 m² shower room with WC
- * A 35.10 m² billiard room
- * A 70 m² living space with a wood-burning stove and access to an outdoor terrace

First floor:

- * A 15.5 m² bedroom with a 9.4 m² bathroom and WC
- * A 16.20 m² bedroom with an 11.40 m² bathroom and WC

The adjoining garage (formerly a barn) measures 160 m² and includes a 12 m² mezzanine bedroom with its own water supply and private WC.

The mezzanine attic space measures 34 m².

The chlorine swimming pool is concrete-built and tiled with mosaic tiles, measuring 12 m x 6 m.

All windows are double-glazed.

Heating is provided by an oil-fired boiler, a wood-burning stove, and the fireplace with insert.

Hot water is supplied by an electric hot water tank.

The property has a septic tank sanitation system.

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