

Fabulous location! Stone character house with garage & garden on banks of estuary. Between Gauriac & Plassac



INFORMATION

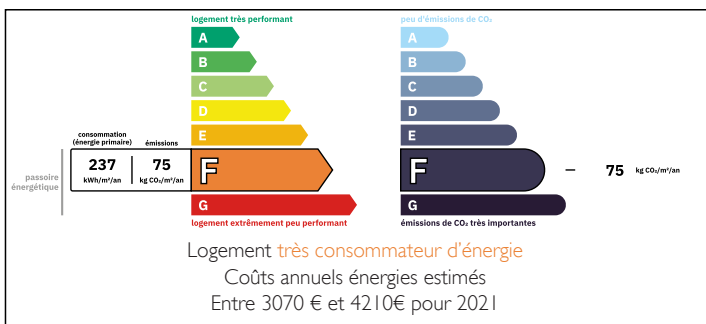
Town:	Gauriac
Department:	Gironde
Bed:	2
Bath:	1
Floor:	105 m2
Plot Size:	528 m2



IN BRIEF

All about the location! A charming 2 bedroom (possibly 3) stone property in a romantic setting, situated next to the Gironde estuary, with stunning views over the estuary and amazing sunsets from the garden! Lounge, kitchen, 2 large bedrooms one of which has bath area, small room/office, shower room, 2 wcs, boiler/laundry room. Large garage / outbuilding. Attractive courtyard garden to the rear of the house, separate land on the banks of the estuary. 5 minutes from the town of Blaye, near the pretty villages of Gauriac and Plassac.

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.



DESCRIPTION

A pretty stone house in a lovely setting close to the Gironde estuary, with around 105m2 living space. The house comprises on the ground floor large lounge around 21m2, kitchen 12m2, wc with hand basin, boiler room/laundry room. Upstairs are 2 bedrooms (13m2 with sink, 23m2 with bath & sink), the larger of which could be divided to make 2 bedrooms, a further room ideal for an office or occasional small bedroom, shower room with sink & wc.

Part double glazing (ground floor), septic tank, oil central heating. Perfectly habitable, would benefit from some updating.

Large garage/outbuilding around 55m2 opposite the house.

Garden area to rear of property with well. Separate plot of land on the banks of the estuary, perfect for admiring the stunning view over the water and the magnificent sunsets.

The Corniche de la Gironde is a perfect location for walks, cycling & picnics. The house is between the lovely villages of Gauriac & Plassac and a short drive from all of the amenities of Blaye. Ideal main or holiday home in a relaxing spot.

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

LOCAL TAXES

Taxe foncière: 872 EUR

NOTES