LEGGETT
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Ref: A47102GUH33 Price: 760 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (720 000 EUR without fees)

— Family home or Bed-and-breakfast opportunity — Fully renovated 354 sqm property

EXCLUSIVE







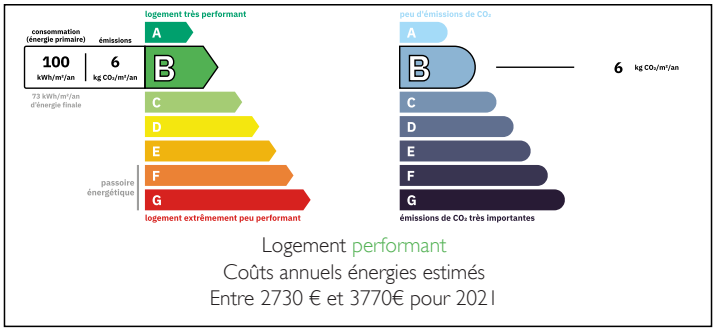








ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 2730 € et 3770€ pour 2021

INFORMATION

Town:	Cavignac
Department:	Gironde
Bed:	5
Bath:	5
Floor:	354 m2
Plot Size:	1709 m2

IN BRIEF

Cavignac (33620), Gironde, right in the heart of the town and within walking distance of all amenities. Ideal as a spacious family home or a ready-to-run B&B opportunity, this 354 sqm stone property stands on a fully enclosed 1,709 sqm plot with electric gates and video entry system, a swimming pool with counter-current system and spa area, pergola and summer kitchen.

The ground floor comprises a bright entrance hall, a lounge, a dining room, a kitchen with adjoining pantry/utility room, a versatile room that could be used as a workshop or additional office, and a study that could be converted into a fourth bedroom, with an accessible shower room. Three wood-burning stoves provide warmth to the lounge, dining room and study.

Upstairs are three suites, each with its own bedroom, dressing room and private bathroom or

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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LOCAL TAXES

Taxe foncière:	**2735 EUR**

NOTES

DESCRIPTION

In Cavignac, a thriving small market town in northern Gironde, this characterful 354 sqm stone property immediately impresses with the elegance of its proportions and the attention paid to every detail. Renovated to a high standard, it offers an impeccable level of finish, combining the charm of period features with decidedly contemporary comfort. The fully enclosed and private 1,709 sqm grounds complete this refined setting — equally suited to family living or to developing a guest accommodation business, with no work required.

Ground floor

The bright entrance hall leads to a lounge and a spacious living and dining room with impressive ceiling height, enhanced by a bespoke wooden staircase. The fitted kitchen, with ceramic worktops, is complemented by a separate pantry, currently also used as a utility room — a practical arrangement that keeps everyday household functions discreetly out of sight.

An additional flexible room can be used as a workshop or secondary office, depending on requirements. A second office, filled with natural light, completes this level and could easily be converted into a fourth bedroom or retained for professional use, making it ideal for someone wishing to work from home or accommodate a private practice. This floor already benefits from an accessible shower room suitable for people with reduced mobility.

Three wood-burning stoves add warmth and character to the dining room, lounge and office.

First floor

The first floor comprises three independent suites, each arranged around a bedroom, fitted dressing room and private bathroom or shower room.