LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A47939SAG33 Price: 477 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (450 000 EUR without fees)

Character Gironde Property with 1.2 Hectares, Outbuildings & Pool near Libourne















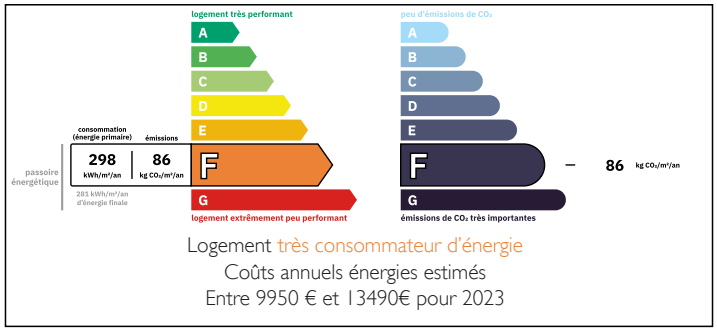
INFORMATION

Town:	Savignac-de-l'Isle
Department:	Gironde
Bed:	5
Bath:	3
Floor:	271 m2
Plot Size:	10000 m2

IN BRIEF

Believed to date from around 1600, this impressive character property offers around 1.2 hectares of predominantly pasture land, a substantial 166 m² barn and a large 14 x 8 m swimming pool. Peacefully set back behind the château in the heart of Savignac-de-l'Isle, the property enjoys privacy while the village shop, bakery and school are within walking distance. Just 10–15 minutes from Libourne, the spacious house offers five bedrooms with potential for a sixth, a superb 31 m² kitchen and 42 m² living room, both with fireplaces. Requiring some renovation, this is an exciting opportunity to restore a historic Gironde residence with excellent family, equestrian or lifestyle potential.

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 9950 € et 13490€ pour 2023

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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LOCAL TAXES

Taxe foncière:	**2916 EUR**

NOTES

DESCRIPTION

Set discreetly back from the road in the heart of Savignac-de-l'Isle, this substantial period property offers an increasingly rare combination: the character and generous proportions of an older Gironde residence, approximately 1.2 hectares of predominantly pasture land, an outbuilding and a very large swimming pool, all while village amenities are within walking distance and Libourne is only around 10–15 minutes away.

Approached via a small lane and positioned behind the château, the property enjoys a good degree of privacy despite its convenient village setting. A bakery and grocery shop are just across the road, while the village school, mairie and public transport are also easily accessible.

The main house immediately impresses with its original character. On the ground floor, the spacious kitchen of approximately 31 m² features a fireplace and offers plenty of room for creating a welcoming family kitchen and dining space. The particularly impressive living room extends to approximately 42 m² and also benefits from a fireplace, providing a superb reception space with excellent natural light.

The ground floor also includes an office, a bedroom and useful service rooms, offering flexibility for home working, accommodating guests or predominantly ground-floor living.

Upstairs are four further generously proportioned bedrooms. One of the most distinctive is an approximately 29 m² bedroom situated within the tower, adding considerable character to the property. A bathroom and separate shower room serve this floor, while additional space offers the possibility, subject to any necessary permissions and works, of creating a sixth bedroom or...