LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A48057GUH33 Price: 255 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (240 000 EUR without fees)

Gauriac (33710) — 1890 Stone House, 135 sqm, 3 Bedrooms, 881 sqm Plot — Independent Outbuilding, Gîte Potentia















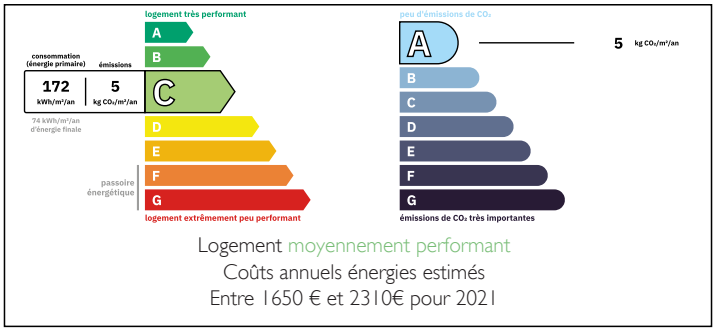
INFORMATION

Town:	Gauriac
Department:	Gironde
Bed:	3
Bath:	2
Floor:	135 m2
Plot Size:	881 m2

IN BRIEF

Gauriac (33710), Gironde, on the right bank of the Gironde estuary, between Bourg-sur-Gironde and the UNESCO citadel of Blaye, in the Côtes-de-Bourg vineyards, near the scenic Corniche road. A 19th-century (1890) dressed-stone house in very good condition, with 135 sqm of living space on an 881 sqm plot, quiet and private, no overlooking neighbours. Ground floor: fitted kitchen, dining room, bedroom, shower room and utility room; upstairs: two bedrooms, a dressing room and a bathroom with private WC. Comfort: individual forced-air heating, reversible air conditioning, double glazing, fibre-optic broadband. At the rear, a 45 sqm open chai extends the living room. A separate stone outbuilding (chai), with its own fireplace and mezzanine, offers strong potential for a fully independent gîte, in an area already popular for holiday lets. The roof ridge and structure have recently been redone. A...

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1650 € et 2310€ pour 2021

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:	**543 EUR**

NOTES

DESCRIPTION

In Gauriac, a village in Haute-Gironde nestled on the right bank of the estuary, between Bourg-sur-Gironde (7 km) and the UNESCO-listed citadel of Blaye (9 km), this 1890 dressed-stone house stands out for its excellent general condition and quiet, private setting with no overlooking neighbours. The area, crossed by the famous Corniche road, offers remarkable views over the estuary, its islands and the Médoc, and is already home to several well-regarded tourist gîtes — favourable ground for a new hospitality project.

Living space breakdown

Room Level Surface
Kitchen Ground floor 19.27 sqm
Dining room Ground floor 29.80 sqm
Bedroom 1 Ground floor 12.28 sqm
Shower room Ground floor 7.10 sqm
WC Ground floor 1.40 sqm
Utility room Ground floor 5.85 sqm
Hallway Ground floor 15.37 sqm
Bedroom 2 First floor 20.39 sqm
Bedroom 3 First floor 9.34 sqm
Dressing room First floor 3.15 sqm
Bathroom First floor 9.71 sqm
WC First floor 1.50 sqm
Total living space 135.16 sqm

Other spaces (not included in living space)

Space Surface
Tiled terrace 52 sqm
Open chai (rear of house, off the living room) 45 sqm
Independent chai — room 1 32.74 sqm
Independent chai — room 2 27.47 sqm
Independent chai — mezzanine 28.68 sqm

Ground floor
The entrance opens onto a fitted kitchen, extended by a dining room with its original Gironde floor tiles. A bedroom, also laid with the original tiles,