LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48103MGD33 Price: 369 900 EUR

agency fees included: 6 % TTC to be paid by the buyer (350 000 EUR without fees)

Charming character 5 bedroom village house with garden & pool. Close to centre of Prignac et Marcamps















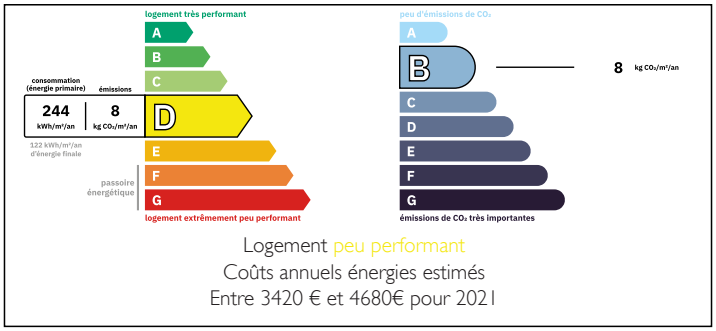
INFORMATION

Town:	Prignac-et-Marcamps
Department:	Gironde
Bed:	5
Bath:	3
Floor:	200 m2
Plot Size:	646 m2

IN BRIEF

Renovated detached stone house with bags of charm, situated in a quiet spot close to the centre of Prignac et Marcamps. Around 200m2 with large entrance, lounge with wood burner, spacious dining room, fitted kitchen, 5 bedrooms, 3 bathrooms, office and cellar. Beautiful blend of original features with contemporary style. Enclosed private garden around 646m2 with recent pool and decked terrace. Between Bourg and St André de Cubzac.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 3420 € et 4680€ 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.

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

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48103MGD33 Price: 369 900 EUR

agency fees included: 6 % TTC to be paid by the buyer (350 000 EUR without fees)







NOTES

DESCRIPTION

Tucked away in a quiet spot close to the amenities of the village of Prignac et Marcamps, this beautiful large detached stone property oozes charm and character.

With around 200m2 living space, the house comprises a large entrance hall with staircase, cosy double lounge with wood burner, separate dining room, fitted kitchen, large ensuite bedroom with shower room & walk in wardrobe, wc. Stairs from the dining room lead down to a large office / guest room, with access to the rear terrace area.

Upstairs there are 4 good size bedrooms, shower room and bathroom.

Recent electric heaters, microstation (conforms), double glazing, large cellar.

The enclosed and private garden is around 646m2 with a lovely pool and decked terrace.

The house is spacious with its several reception rooms, 5 bedrooms and 3 bathrooms, so is ideal for a large family or for receiving guesst, yet has a wonderful cosy feel.

Prignac et Marcamps has a boulangerie, grocer/supermarket, pharmacy, medical centre, school etc and is less than 10 minutes from the town of St André de Cubzac with all its amenities, train station, A10 motorway. Around 25kms north of the outskirts of Bordeaux.

A beautiful character property, perfect as a main or second home. A must see! Additional photos available on request.

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