

138 m house in Sablons



INFORMATION

Town:	Sablons
Department:	Gironde
Bed:	3
Bath:	1
Floor:	138 m2
Plot Size:	29680 m2

IN BRIEF

In a peaceful setting in the heart of the countryside, a renovated 138 m² stone family home in Sablons, including a fitted and equipped kitchen with a fireplace and a living room with a wood-burning stove.

The sleeping area comprises 3 bedrooms and a separate toilet.

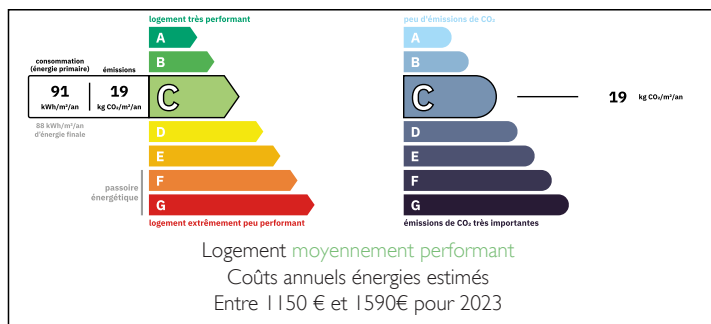
A shower room and a utility room complete the living space of the house.

Recent renovations include double-glazed windows, walls and roof insulation, new flooring and electrical wiring brought up to current standards.

There are approximately 250 m² of outbuildings, including a barn and an adjoining garage, which offer potential for extensions or workshops depending on your plans.

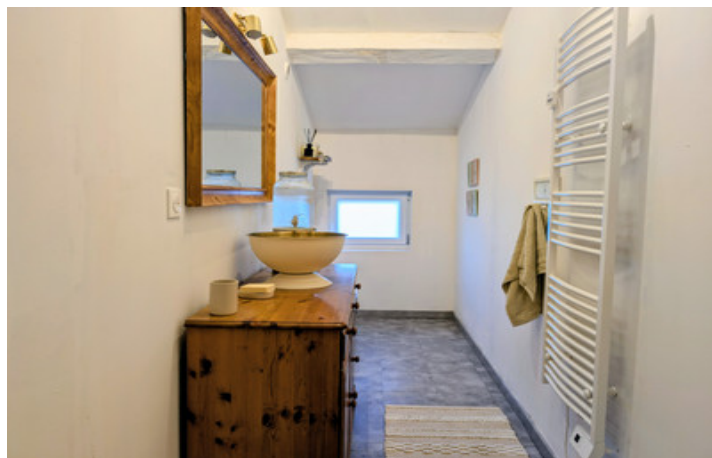
The 2.9-hectare plot is fully fenced and currently set

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.



LOCAL TAXES

Taxe foncière: 618 EUR

NOTES

DESCRIPTION

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The 2.9-hectare plot is fully fenced and currently set up for accomodating horses. It comprises approximately 1.8 hectares of woodland and 1 hectare of meadow, with stables and a tack room all connected to water and electricity. The flat, sandy ground is ideal for horses.

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