LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48776NF33 Price: 335 000 EUR

agency fees to be paid by the seller

Large stone house of 243 m on a 1,150 m plot of land







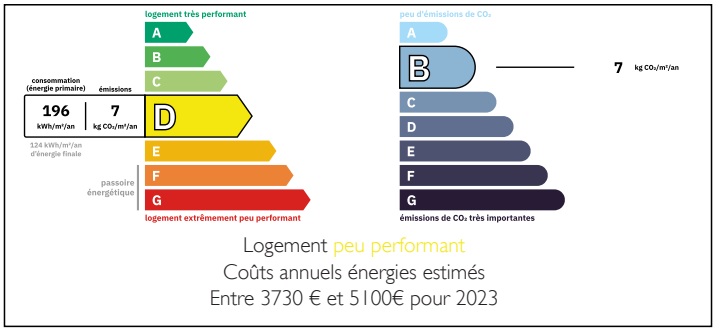








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 3730 € et 5100€ pour 2023

INFORMATION

Town:	Saint-Seurin-de-Cadourne
Department:	Gironde
Bed:	6
Bath:	4
Floor:	243 m2
Plot Size:	1156 m2

IN BRIEF

In the heart of the Médoc region, in Saint-Seurin-de-Cadourne, discover this beautiful 243 m² stone house that blends charm with comfort, offering the potential to create two independent living units.

With two entrances, two kitchens, two living areas, and 6 bedrooms, the property offers a wealth of possibilities: it could serve as a spacious family home, a multi-generational residence, a holiday rental (gîte), or a rental investment.

Carefully renovated and well-maintained, the house features modern amenities, good insulation, and a roof in excellent condition.

Set on a plot of approximately 1,100 m²—with space for a swimming pool—the property includes two outdoor areas, terraces, and a double garage, all within a quiet, leafy setting.

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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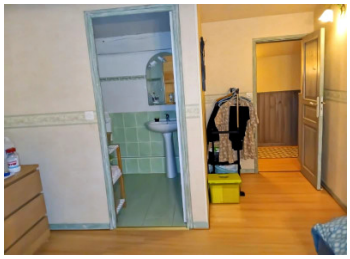
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LOCAL TAXES

Taxe foncière:	**1143 EUR**

NOTES

DESCRIPTION

SAINT-SEURIN-DE-CADOURNE (33180) – 243 M² STONE HOUSE, 6 BEDROOMS, DOUBLE GARAGE, AND POTENTIAL FOR TWO INDEPENDENT DWELLINGS

In the heart of the Médoc region, set in a quiet, leafy environment, discover this beautiful, character-filled stone house spanning 243 m². It perfectly blends the charm of the past with modern comfort and offers a wealth of layout possibilities.

Its standout feature? With two separate entrances, two kitchens, two living areas, and outdoor spaces at both the front and rear, the property can easily be configured into two completely independent living units.

This layout is ideal for a family project, multi-generational living, accommodating a relative with full privacy, or even developing a gîte, seasonal rental, or long-term rental business.

GENEROUS PROPORTIONS AND CAREFULLY CURATED COMFORT

The house offers 243 m² of living space spread across 10 rooms, including 6 bedrooms, one full bathroom, three shower rooms, and four toilets. Carefully renovated and well-maintained, it features modern amenities and equipment:

Electric heating, supplemented by a Godin wood-burning stove.

New thermodynamic water heater.

New electrical panel.

Eco-friendly insulation made from recycled textile fibers (*laine Métisse*).

New shutters for the large floor-to-ceiling window.