LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48824GUH33 Price: 194 400 EUR

agency fees included: 8 % TTC to be paid by the buyer (180 000 EUR without fees)

# Campugnan (33390) — Renovated Stone House, 98 sqm, 3 Bedrooms, Terrace, Garage, 3,849 sqm Plot, EPC B















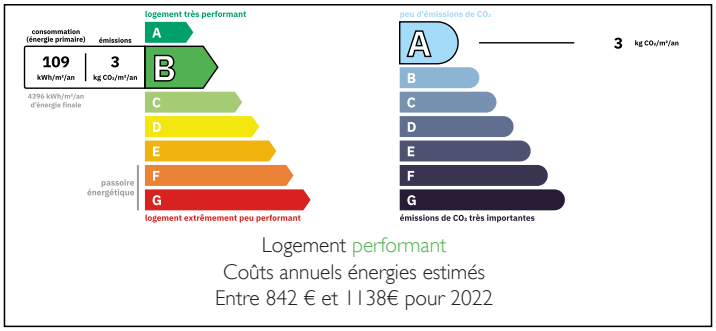

## INFORMATION

| | |
|---|---|
| Town: | Campugnan |
| Department: | Gironde |
| Bed: | 3 |
| Bath: | 2 |
| Floor: | 98 m2 |
| Plot Size: | 3849 m2 |

## IN BRIEF

Campugnan (33390), Gironde, in the Blayais area, about 10 km from Blaye, in a quiet setting. Renovated old stone house with 98 sqm of living space over two floors, on a 3,849 sqm plot, partly fenced. A living area open to a new fitted kitchen, a large ground-floor bedroom with its own shower room, a second shower room with WC, a laundry room and two bedrooms upstairs. Travertine flooring on the ground floor, air conditioning, electrics redone in 2024 with a Consuel certificate, PVC windows, roller shutters, mechanical ventilation, fibre broadband, compliant mains drainage. Travertine terrace opening onto the garden, 22 sqm detached garage and parking. EPC B, GHG A. A characterful, move-in-ready home with room around it for a vegetable patch, an orchard or children's games.

## ENERGY - DPE




Logement performant
Coûts annuels énergies estimés
Entre 842 € et 1138€ pour 2022

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.

LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48824GUH33 Price: 194 400 EUR

agency fees included: 8 % TTC to be paid by the buyer (180 000 EUR without fees)







## NOTES

## DESCRIPTION

In Campugnan, in the Blayais area, this renovated old stone house offers 98 sqm of living space over two floors, three bedrooms including one on the ground floor with its own shower room, a new fitted kitchen and a 3,849 sqm plot, partly fenced, in a quiet setting. The house is ready to live in, with a detached garage, a travertine terrace and the space of a real plot around it.

AREAS
Ground floor
Living room: 30.00 sqm
Fitted kitchen: 14.00 sqm
Bedroom with shower room: 19.77 sqm
Shower room with WC: 6.04 sqm
Laundry room: 2.64 sqm

First floor
Bedroom 2: 10.00 sqm
Bedroom 3: 11.29 sqm
Landing: 2.69 sqm
WC: 1.36 sqm

Living area: 97.79 sqm (about 98 sqm)

Outbuilding
Detached garage: 22.00 sqm

Outside
Travertine terrace: 4.70 x 5.60 m

THE LIVING SPACES
The 30 sqm living room opens onto the new 14 sqm fitted kitchen (oven, microwave, hood, hob): one continuous living space, for a dining area, a lounge or a workspace. The ground floor has travertine flooring, and air conditioning is installed in addition to the electric heating.

GROUND FLOOR
A large 19.77 sqm bedroom with its own shower room is on the ground floor: a master bedroom, guest room or home office depending on the plan.