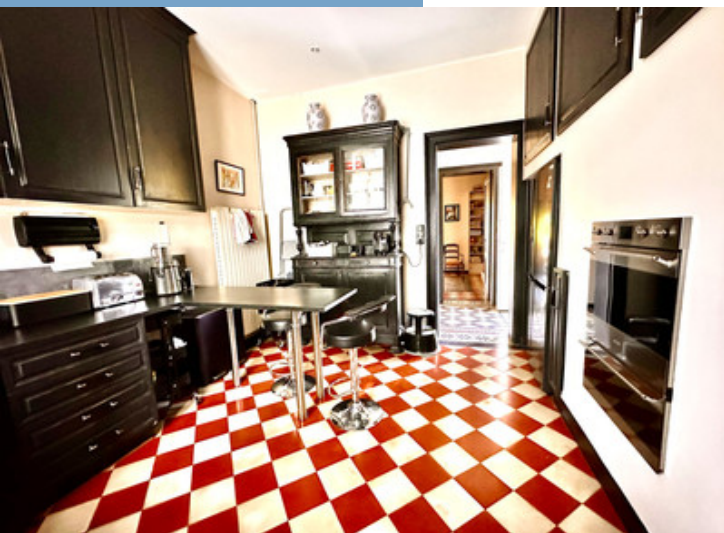
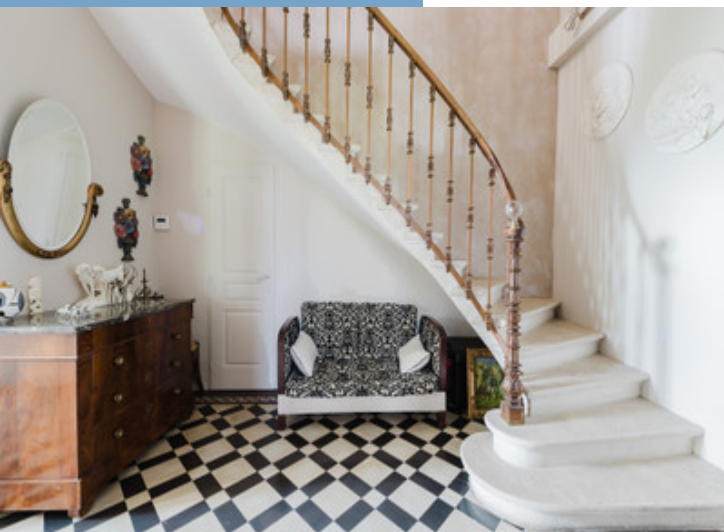




SUPERB PROPERTY WITH MAISON DE MAÎTRE,
GUEST HOUSE, HEATED SWIMMING POOL,
OUTBUILDINGS, NEAR THE BASSIN

SUPERB PROPERTY WITH
MAISON DE MAÎTRE,
GUEST HOUSE, HEATED
SWIMMING POOL,
OUTBUILDINGS, NEAR THE
BA...



PROPERTY FACT FILE	
REFERENCE	A26980ARM33
PRICE	€ 764,000 £ 636,206* *agency fees to be paid by the seller
BEDROOM	6
BATHROOM	4
ACCOMMODATION	290 m ²
LAND	3700 m ²
TOWN	Saint-Magne
DEPARTMENT	Gironde
LOCATION	Village property
TYPE	Maison de Campagne
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Garage
*Price based on current exchange rate which is subject to change	



- character property with high-quality renovation
- 50mn from the beaches of Arcachon (no traffic jam)
- equipment new condition
- heated swimming pool
- heated pool and large outbuilding and garage

SUPERB PROPERTY WITH
MAISON DE MAÎTRE,
GUEST HOUSE, HEATED
SWIMMING POOL,
OUTBUILDINGS, NEAR
THE BA...

Ref : A26980ARM33

7mn from St Magne - 35km from the ring road - 1h from the beaches
- 51 km from Mérignac airport,

Set in 3500m² of remarkably well-maintained parklands, the property
is immediately appreciated for its fruit trees and many species of

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- 51 km from Mérignac airport,

Set in 3500m² of remarkably well-maintained parklands, the property
is immediately appreciated for its fruit trees and many species of
flowers.

This one-storey residence of more than 200m² has retained its original
charm and period materials, while benefiting from high-quality modern
facilities.

Here, everything exudes the charm and authenticity of an old manor
house, with its old parquet floors and cement tiles and high ceilings,
which will surprise you with their superb quality and a warm,
comfortable welcome.

On the ground floor, a beautiful entrance hall with its open fireplace, a
large double lounge and study will surprise you with its superb high
ceilings.

The kitchen blends its old-world charm with ultra-modern
top-of-the-range equipment. This ground floor can be accessed via
three different entrance doors, depending on your preferences.

A magnificent stone staircase leads to a vast hallway with 4 bedrooms,
including a master suite with en suite shower room.

In addition to their undeniable charm, all the bedrooms have retained
their spaciousness (all are at least 15m² in size), with built-in
made-to-measure wardrobes that are both stylish and practical.
A large, modern bathroom adds to the comfort of the first floor.

The property also boasts a newly renovated guest house of over
80m².

It features a living room with a terrace giving direct access to the pool

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A26980ARM33>

COMPLETE FILE AND PHOTO ON REQUEST

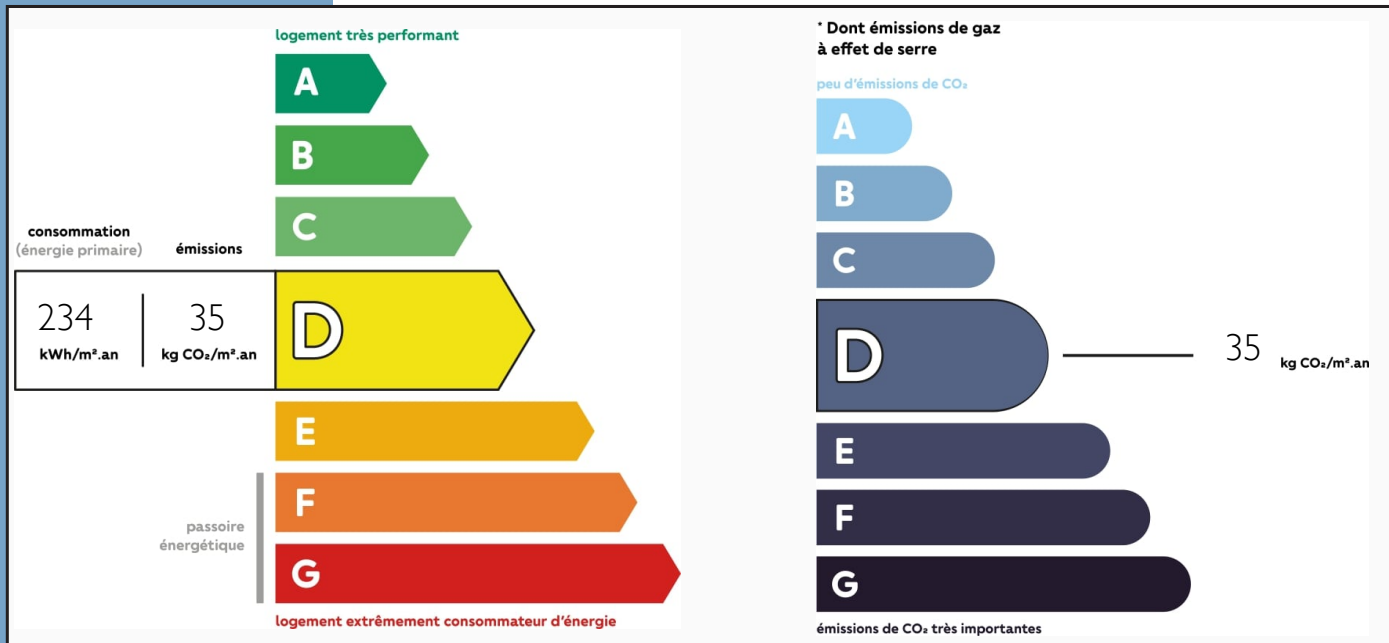


SUPERB PROPERTY WITH
MAISON DE MAÎTRE, GUEST
HOUSE, HEATED SWIMMING
POOL, OUTBUILDINGS, NEAR
THE BA...

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

Ref : A26980ARM33

ENERGIE-DPE



NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf :A26980ARM33
FILE COMPLETE
AND PHOTOS
ON REQUEST

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