



## SUPERB CHARTREUSE OF 620M<sup>2</sup> WITH SWIMMING POOL AND PARK OF 1.5HA



SUPERB CHARTREUSE OF  
620M² WITH SWIMMING  
POOL AND PARK OF  
1.5HA...



PROPERTY FACT FILE	
REFERENCE	A28582ARM33
PRICE	€ 840,000 £ 0* *agency fees included: 4 % TTC to be paid by the buyer (805 000 EUR hors honoraires)
BEDROOM	5
BATHROOM	5
ACCOMMODATION	620 m²
LAND	15000 m²
TOWN	Bazas
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Garage
*Price based on current exchange rate which is subject to change	



- large manor house
- beautiful renovation, no work required
- near amenities and services
- large swimming-pool
- beautiful grounds, 1.5ha park

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Magnificent chartreuse, tastefully renovated, an outbuilding and a lovely heated swimming pool, all set in 1.5 ha of superbly maintained grounds.

Quiet but close to all shops and amenities!

You'll love the tasteful renovation, the magnificent old wooden floors

## DESCRIPTIF

Stunning 620 m² Chartreuse with heated pool and outbuilding set on 1.5 ha

Close to the centre of Bazas with its historic town centre, cathedral, numerous shops, famous square and market,

Completely redesigned to combine the elegance of yesteryear with resolutely modern comforts, this 620 m² building has plenty to charm you with its spacious layout and renovation: Its generous volumes and tasteful renovation are sure to captivate.

Ground floor

- Spacious 22 m² fully equipped, ultra-modern kitchen
- Vast 36 m² veranda—your panoramic window onto the surrounding greenery
- Welcoming 7 m² entrance hall
- a 10 m² office

Three beautiful reception rooms follow:

- 43 m² living room
- 44 m² lounge
- 47 m² dining room

Two beautiful en-suite bedrooms on the ground floor:

- a 14 m² bedroom with 5 m² shower room
- a 32 m² bedroom with 9 m² shower room

First floor,

Three further en-suite bedrooms:

- a 30 m² bedroom with 9 m² bathroom
- a 42 m² bedroom with 12 m² bathroom
- a 23 m² bedroom with 8 m² bathroom (bathtub and shower)

Also:

- a vast 92 m² salon
- a 20 m² landing fitted with extensive built-in cupboards, ideal as a reading lounge

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A28582ARM33>

COMPLETE FILE AND PHOTO ON REQUEST



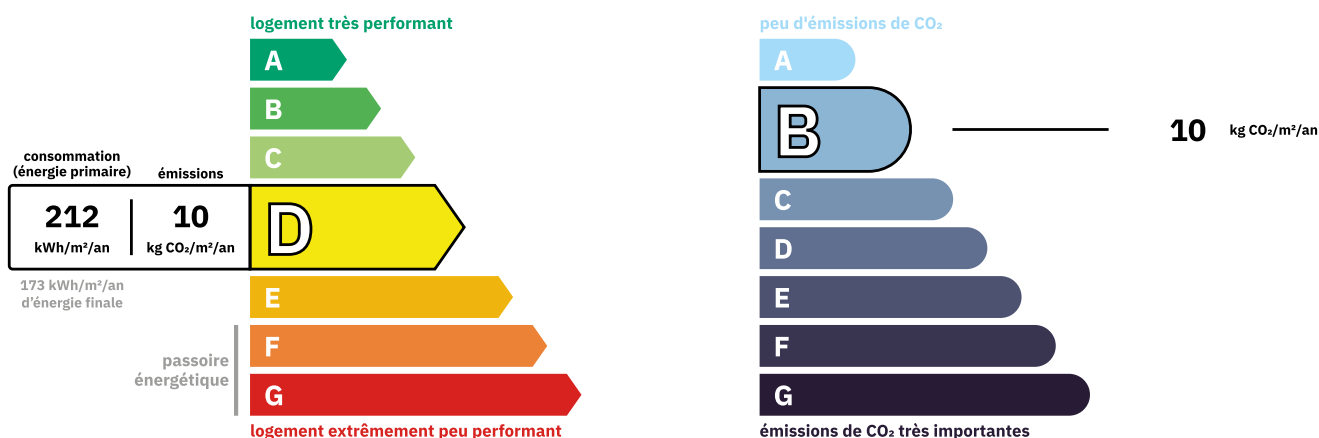


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Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



Property **Poorly efficient**  
Estimated annual energy costs  
between 5390 € and 7360€ for 2021

## NOTICE

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

1: Quoted prices are subject to fluctuations in exchange rates. 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.

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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 : A28582ARM33  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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