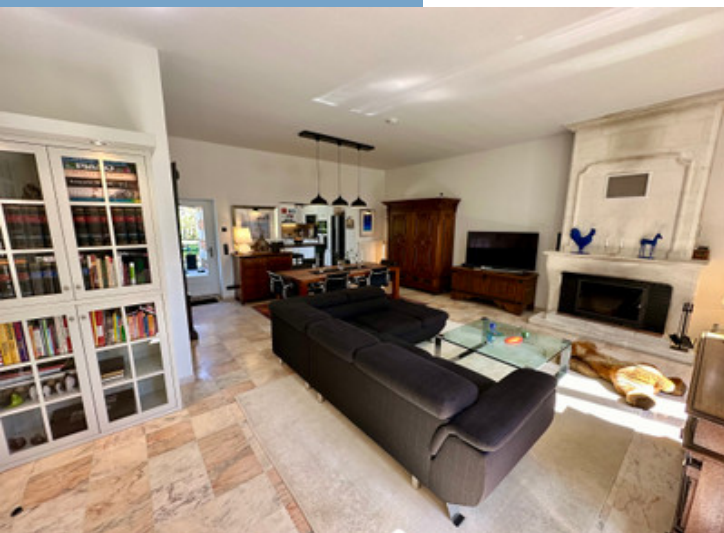




MAGNIFICENT STONE RESIDENCE WITH 9
ROOMS AND 226 M², COMPLETELY RENOVATED,
ON A PLOT OF 6123 M².

MAGNIFICENT STONE RESIDENCE WITH 9 ROOMS AND 226 M², COMPLETELY RENOVATED, ON A PLOT OF 6123 M²....



PROPERTY FACT FILE	
REFERENCE	A30116PR33
PRICE	€ 690,000 £ 571,044* <small>*agency fees included: 4 % TTC to be paid by the buyer (665 000 EUR hors honoraires)</small>
BEDROOM	6
BATHROOM	3
ACCOMMODATION	226 m ²
LAND	6123 m ²
TOWN	Gaillan-en-Médoc
DEPARTMENT	Gironde
LOCATION	50km or less to airport
TYPE	Maison de Vacances, House, Family Home
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Garage
<small>*Price based on current exchange rate which is subject to change</small>	



- House of character
- High quality renovation for 2 years
- Close to all shops and amenities
- 15 minutes by car from the ocean and the estuary
-

MAGNIFICENT STONE
RESIDENCE WITH 9
ROOMS AND 226 M²,
COMPLETELY
RENOVATED, ON A PLOT
OF 6123 M²....
Ref : A30116PR33

Superb stone residence requiring no work with on the 1st floor a large living room with an insert fireplace, a completely new fitted kitchen, 3 bedrooms, a bathroom with walk-in shower and toilet, a separate toilet. On the ground floor there is an independent apartment with one bedroom, a bathroom with walk-in shower and toilet, and a

DESCRIPTIF

Chartreuse of an old wine estate built 200 years ago and restored with great care.

Magnificent park of more than 6000 m² closed by an electric gate and fully secure.

Level +1 constitutes the main part of the house with a modern fitted kitchen of 14 m², a living room of 44 m² with a fireplace with insert, 3 bedrooms and a superb terrace of 27 m².

On the garden level, a bedroom with bathroom and toilet and a small living room allow to constitute an independent space to receive visitors, as well as a completely independent apartment declared as furnished tourist accommodation, with a bedroom, a living room, a kitchen, a bathroom with toilet and an independent terrace.

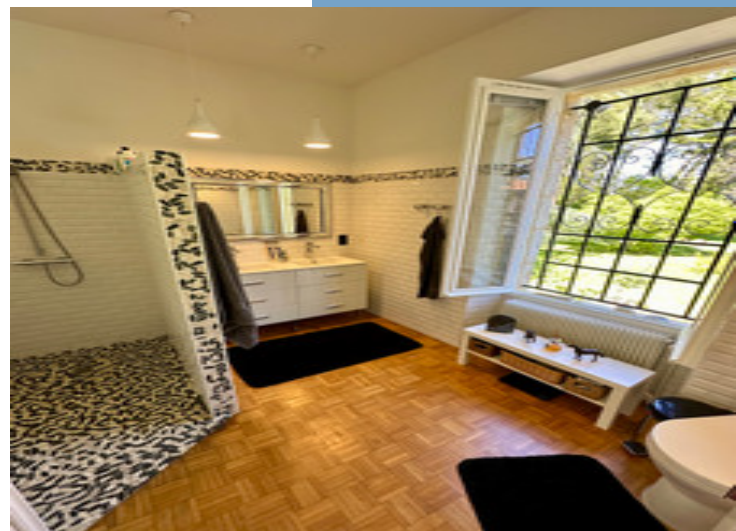
Outside is an old wine building transformed into a garage for two cars of 37 m² and a storage space of 45 m² as well as a wood shed. All of these spaces have been renovated and benefit from installations to the latest standards.

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

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A30116PR33>

COMPLETE FILE AND PHOTO ON REQUEST

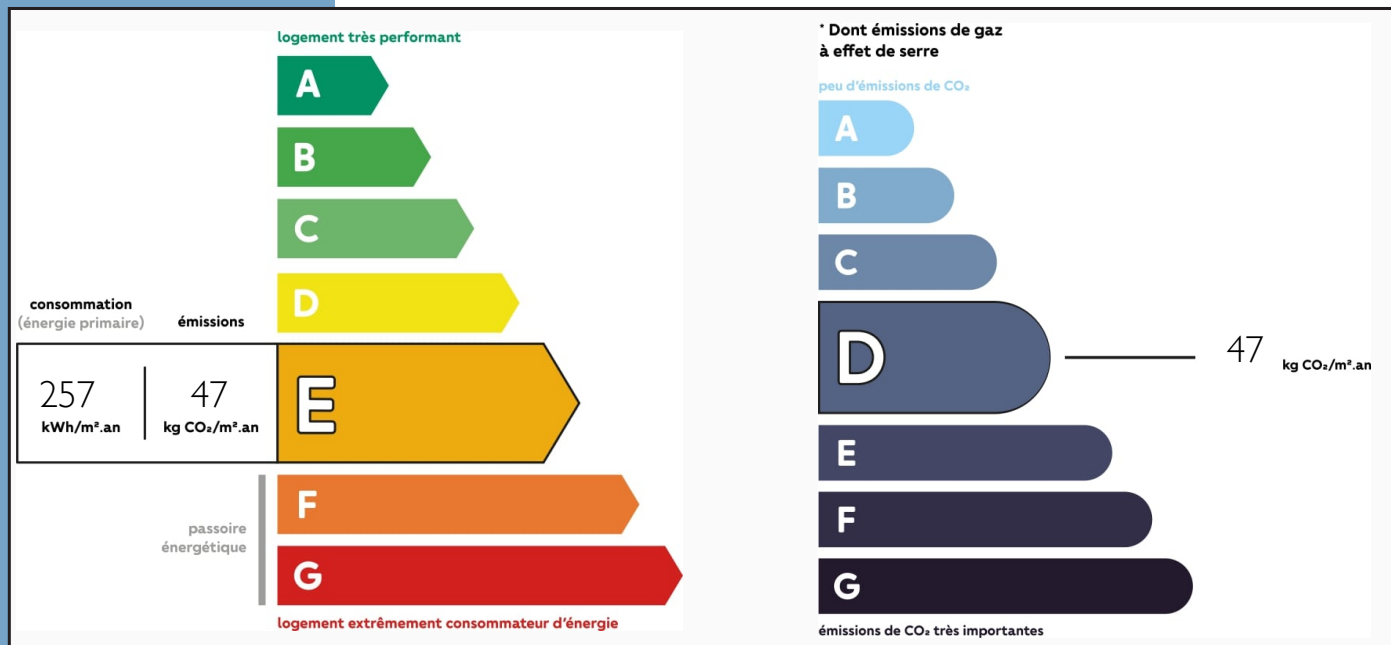


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ENERGIE-DPE

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NOTICE

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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 :A30116PR33
FILE COMPLETE
AND PHOTOS
ON REQUEST

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