LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



STONE HOUSE WITH 4 BEDROOMS. GARDEN, SWIMMING POOL, GARAGE, OUTBUILDINGS AND WORKSHOP. NEAR BLAYE

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PROPERTY FACT FILE

REFERENCE	A25831ND33
PRICE	€ 589,000 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (555 661 EUR hors honoraires)
BEDROOM	4
BATHROOM	2
ACCOMMODATION	335 m²
LAND	2826 m²
TOWN	Cartelègue
DEPARTMENT	
LOCATION	
TYPE	Maison de Vacances, House, Family Home
CONDITION	
FEATURES	Swimming Pool, Garage, Private parking

*Price based on current exchange rate which is subject to change



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- Quiet location
- Spacious house
- Full of character
- Big garden
- Private pool

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Dreaming of a beautiful home with lots of potential. Looking for a large family home? A holiday home? Or maybe you are looking to start your own business and need extra space. Look no further because this is your chance.
This beautiful typical French stone house is located in a small hamlet

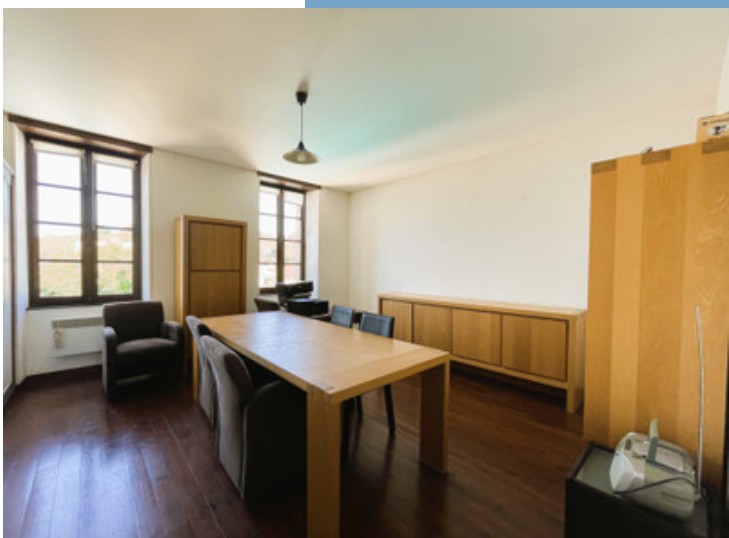
DESCRIPTION

Ground floor:
- hall (14 m²)
- kitchen (25m²)
- dining room (28m²)
- living room (28²)
- library room (24m²)
- toilet
- pantry
- bedroom 1 (28m²)
- workshop (47m²)
- mezzanine (17m²)



First floor:
- bedroom 2 (24²)
- bedroom 3 (21 m²)
- bedroom 4 (29m²)
- shower room (5,5m²)
- en-suite bathroom (20m²)
- dressing room

Outside and annexes:
- 2,826 m² = built-up land (house, swimming pool, driveway, garden) 1,860 m²
+ building land (currently garden) 966 m²
- garden (1500m²)
- terrace (80m²)
- swimming pool (with poolhouse) (50m²)
- garage ((77m²)
- wine cellar (27m²)
- annexe (37m²)
- floor above the garage (100m²) (to renovate)



Additional information:
- Fully fenced with electric gate
- Swimming pool with electric roller shutter
- New roof
- Built-in BBQ next to the pool house

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A25831ND33

COMPLETE FILE AND PHOTO ON REQUEST

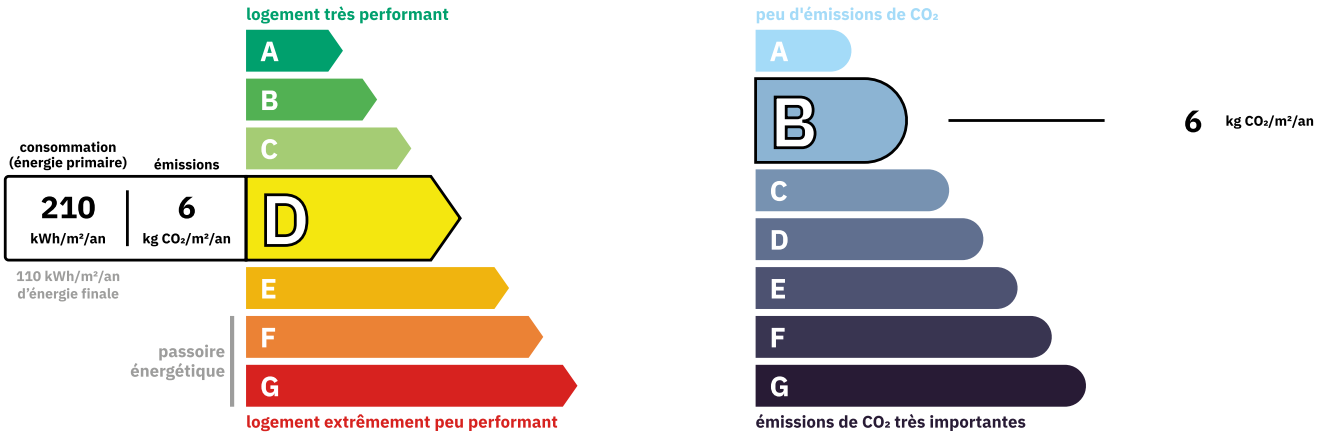
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 3900 € and 5310€ for 2021

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

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