



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* <small>*agency fees included: 6 % TTC to be paid by the buyer (555 661 EUR hors honoraires)</small>
BEDROOM	4
BATHROOM	2
ACCOMMODATION	335 m <sup>2</sup>
LAND	2826 m <sup>2</sup>
TOWN	Cartelègue
DEPARTMENT	
LOCATION	
TYPE	Maison de Vacances, House, Family Home
CONDITION	
FEATURES	Swimming Pool, Garage, Private parking
<small>*Price based on current exchange rate which is subject to change</small>	



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

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

Ref : A2583 IND33

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 m<sup>2</sup>)
- kitchen (25m<sup>2</sup>)
- dining room (28m<sup>2</sup>)
- living room (28<sup>2</sup>)
- library room (24m<sup>2</sup>)
- toilet
- pantry
- bedroom 1 (28m<sup>2</sup>)
- workshop (47m<sup>2</sup>)
- mezzanine (17m<sup>2</sup>)

First floor:

- bedroom 2 (24<sup>2</sup>)
- bedroom 3 (21 m<sup>2</sup>)
- bedroom 4 (29m<sup>2</sup>)
- shower room (5,5m<sup>2</sup>)
- en-suite bathroom (20m<sup>2</sup>)
- dressing room

Outside and annexes:

- 2,826 m<sup>2</sup> = built-up land (house, swimming pool, driveway, garden) 1,860 m<sup>2</sup>

+ building land (currently garden) 966 m<sup>2</sup>

- garden ( 1500m<sup>2</sup>)
- terrace (80m<sup>2</sup>)
- swimming pool (with poolhouse) (50m<sup>2</sup>)
- garage ((77m<sup>2</sup>)
- wine cellar (27m<sup>2</sup>)
- annexe (37m<sup>2</sup>)
- floor above the garage (100m<sup>2</sup>) (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

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More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A2583IND33>

COMPLETE FILE AND PHOTO ON REQUEST

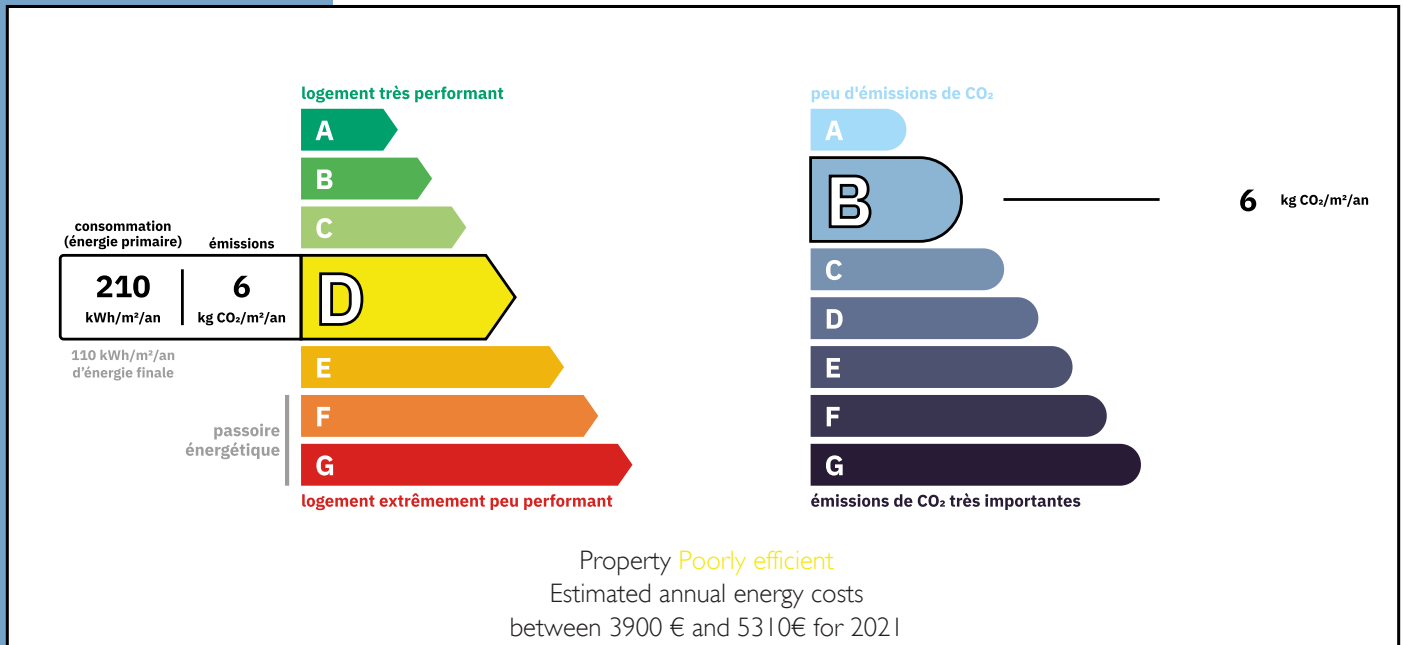


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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr/>

Ref : A2583IND33

## ENERGIE-DPE



## NOTICE

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## CONTACT

Réf :A2583IND33  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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