



EXCEPTIONAL FULLY RENOVATED STONE
HOUSE WITH IMMACULATE GARDEN & POOL
NEAR PRETTY VILLAGE, 10KM TO LIBOURNE

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PROPERTY FACT FILE

REFERENCE	A33882MGD33
PRICE	€ 895,000 £ 0* <small>*agency fees included: 5 % TTC to be paid by the buyer (853 000 EUR hors honoraires)</small>
BEDROOM	3
BATHROOM	2
ACCOMMODATION	230 m ²
LAND	5417 m ²
TOWN	Villegouge
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, House, Villa
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Private parking

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



- Professional renovation, very high standard
- Excellent condition, no work needed
- Beautiful garden and heated pool
- Large light rooms
- Close to amenities of village

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Superb detached stone property around 230m2 in own grounds over a hectare, with heated pool and terraces. Fully renovated recently to exceptional standard. Entrance with wc, large open plan living space with fully fitted kitchen, 3 bedrooms (possibility of creating 4th on ground floor), 2 bathrooms, walk-in wardrobe. Contemporary style,

DESCRIPTIF

A stunning detached property built in the early 20th century and fully renovated around 3 years ago to a very high standard, paying great attention to detail and using quality materials.

With around 230m2 living space the house comprises:

On the ground floor

Entrance hall 9m2 with storage

WC

Large light & airy open plan living area totalling around 120m2, with 2 open fireplaces, separated into zones with fully fitted open plan kitchen

Utility room 6m2

On the first floor

Landing area 13m2

Large master suite around 27m2 with walk-in wardrobe

Bathroom 8m2 with bath & shower

Bedroom 13m2

Bedroom 12m2

Shower room 6m2

WC

Technical informaton: roof, electricity, heating, plumbing etc all recent. Heat pump, under floor heating, fully insulated (DPE class "A"), aluminium double glazing, micro-station (conforms).

The same attention has been paid to the exterior of the property - large enclosed garden (accessed via an electric gate) over 5400m2 with heated salt water pool, pool house with roof top terrace, automatic watering system, well, its many trees including fruit trees, parking area (plug for electric car charging) and outbuilding for storage. Close to the charming village of Villegouge, near Libourne and around 30km from the outskirts of Bordeaux. A rare property in excellent condition, carefully renovated and ready to move into. A must see!

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/A33882MGD33>

COMPLETE FILE AND PHOTO ON REQUEST



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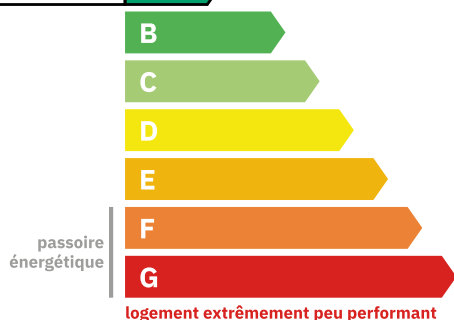
ENERGIE-DPE

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consommation (énergie primaire) émissions logement très performant

65 | **2**
kWh/m²/an | kg CO₂/m²/an

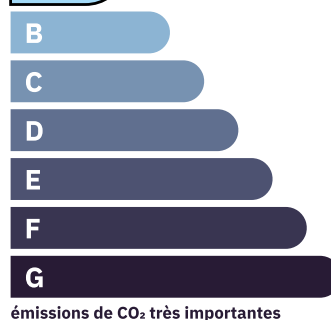
28 kWh/m²/an
d'énergie finale



peu d'émissions de CO₂

A

2 kg CO₂/m²/an



Property **Very efficient**
Estimated annual energy costs
between 850 € and 1210€ 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 : A33882MGD33
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