



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	€ 940,000 £ 0* *agency fees included: 4 % TTC to be paid by the buyer (900 000 EUR hors honoraires)
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.f>

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A33882MGD33>

COMPLETE FILE AND PHOTO ON REQUEST

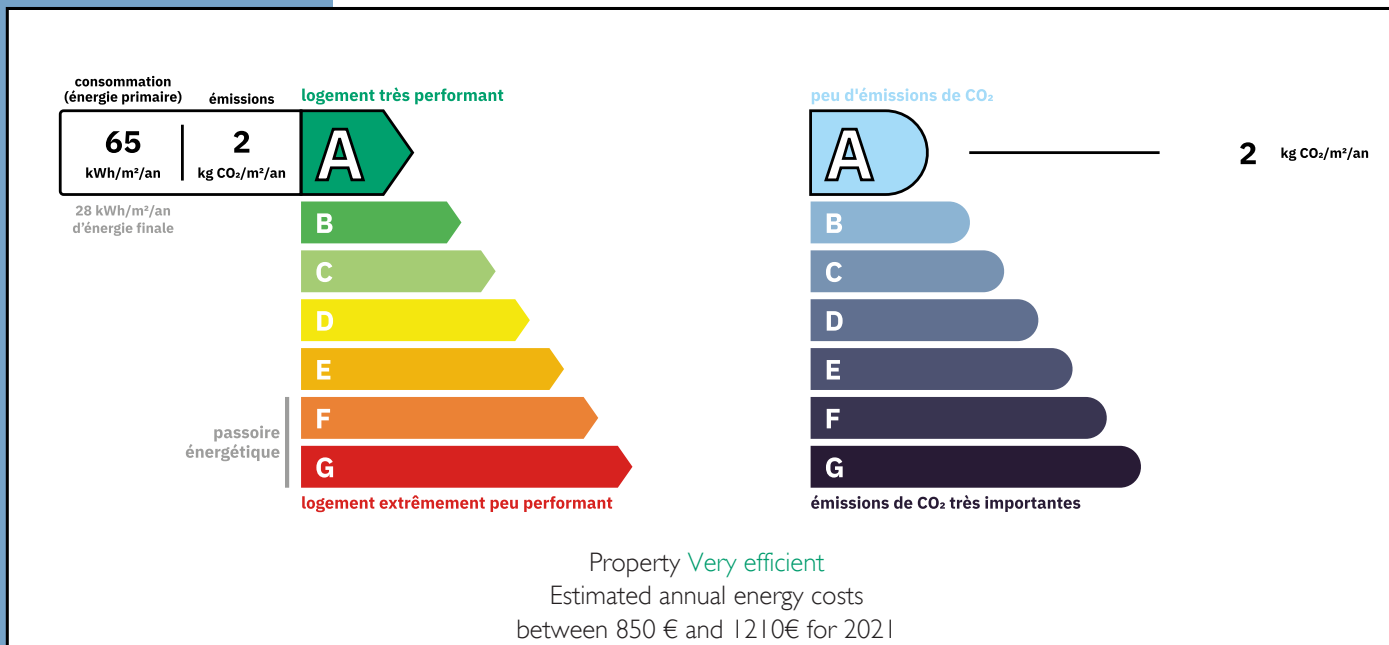


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ENERGIE-DPE



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CONTACT

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FILE COMPLETE
AND PHOTOS
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