

IMPRESSIVE 6-BED STONE PROPERTY WITH HEATED POOL, WINE CELLAR & GARAGE – IDEAL FAMILY HOME OR B&B

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PROPERTY FACT FILE

REFERENCE	A34816SAG33
PRICE	€ 499,000 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (474 000 EUR hors honoraires)
BEDROOM	6
BATHROOM	6
ACCOMMODATION	350 m²
LAND	525 m²
TOWN	Saint-Seurin-sur-l'Isle
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	Good condition
FEATURES	Swimming Pool, Mains drainage, Garage

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





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- 1 km to the train station
- Easy access to Bordeaux, Périgueux and St Émilion
- Quiet location yet commodities in walking distance
- Lively riverside town
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Impressive 1853 stone property offering 6 spacious bedrooms, multiple en-suite shower rooms, generous reception spaces and a heated 8 x 4 m pool, in the lively riverside town of Saint-Seurin-sur-l'Isle. Its flexible layout makes it ideal as a large family or multigenerational home, while also offering exciting potential for



DESCRIPTION

Built in 1853, this impressive stone property combines period character with generous proportions and a remarkably adaptable layout.

The accommodation extends over three floors, providing numerous reception rooms and six spacious bedrooms, many benefiting from their own shower room and WC. This configuration makes the house equally appealing as a substantial private residence or for buyers considering a hospitality, chambres d'hôtes, retreat or other accommodation-based activity.



GROUND FLOOR

The ground floor offers a series of interconnected yet distinct living and practical spaces:

- Kitchen – 19.23 m²
- Additional kitchen/annexe area – 12.9 m²
- Laundry room – 8.7 m²
- Storeroom – 8.23 m²
- Lounge – 23.93 m²
- Dining room – 16.58 m²
- Additional living space – 23.75 m²

The different reception areas allow considerable flexibility: formal and informal living rooms, dining and entertaining spaces, work areas or rooms dedicated to a future professional or hospitality activity.

The dining room benefits from a pellet stove, while the living room retains an open fireplace.



FIRST FLOOR

The first floor provides particularly generous accommodation:

- Bedroom 1 – 23.91 m² with shower room/WC – 5.84 m²
- Bedroom 5 – 15.7 m² with shower room/WC – 7.64 m²
- Principal bedroom – 20.55 m² with shower room – 9.36 m² and

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A34816SAG33

COMPLETE FILE AND PHOTO ON REQUEST

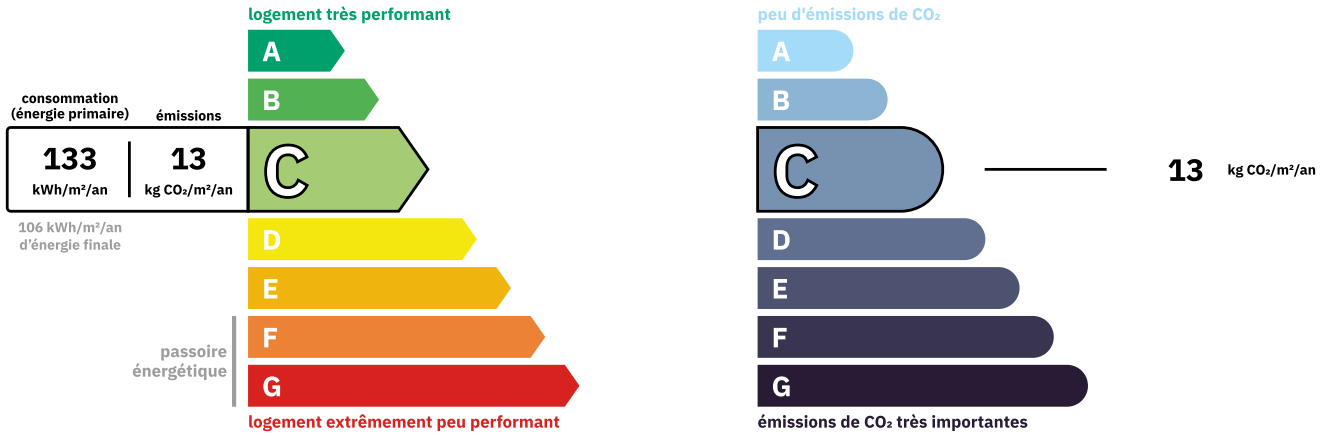
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 2420 € and 3400€ 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.

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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

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FILE COMPLETE AND PHOTOS ON REQUEST

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