

LEGGETT
INTERNATIONAL REAL ESTATE



Hamptons
INTERNATIONAL



CHARMING CANAL SIDE PROPERTY 70KM FROM BORDEAUX



PROPERTY FACT FILE	
REFERENCE	A35808SLI33
PRICE	€ 749,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	3
ACCOMMODATION	295 m ²
LAND	5300 m ²
TOWN	Castets et Castillon
DEPARTMENT	
LOCATION	Village property
TYPE	Gîte
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, River Frontage
*Price based on current exchange rate which is subject to change	



Situated on the banks of the Garonne Canal in a no flood zone, 3km from La Rèole, this characterful 1800s house offers 295m² of living space. Built on a 5,300m² park with a swimming pool and tobacco barn, it offers breathtaking views of the canal and its cycle path.

DESCRIPTIF

This charming property is also highly functional and can be lived in all on one level. On the ground floor, the property offers several reception rooms with Gironde tiling. A living room with a large brick fireplace. A reading room. A billiard room with a view of the canal through original small-paned windows. And a summer kitchen/diner that opens onto the pool terrace through recent sliding aluminum doors. Opening onto the west facade, the kitchen with its 38m² dining area was completely renovated in 2023. A utility room and laundry room also open onto the garden.

The 48m² master suite overlooks both the reception garden and the canal. The east wing of the house, with the master suite and an additional bedroom, is ideal for a tourist project, particularly thanks to the high demand for the Canal des 2 Mers cycle path, which runs alongside the house. Another bedroom on the ground floor, with herringbone parquet flooring, offers dual exposure with views of the canal.

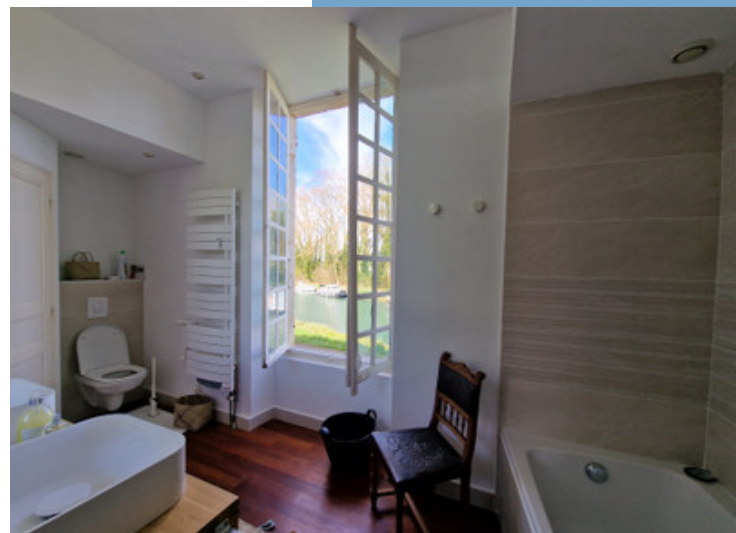
The upper level has a 28m² office, a 31m² bedroom, and a shower room with toilet. Wooden beams are exposed, and the ceiling height is generous. There is also access to the 87m² attic space, which could be converted, and could be connected to the east wing of the house via a possible staircase.

A tobacco drying shed now serves a dual purpose as a double garage and storage area. This building, typical of the region, could be converted into a house. The 5,300m² wooded garden is flat and fenced with an electric fence.

More Online :

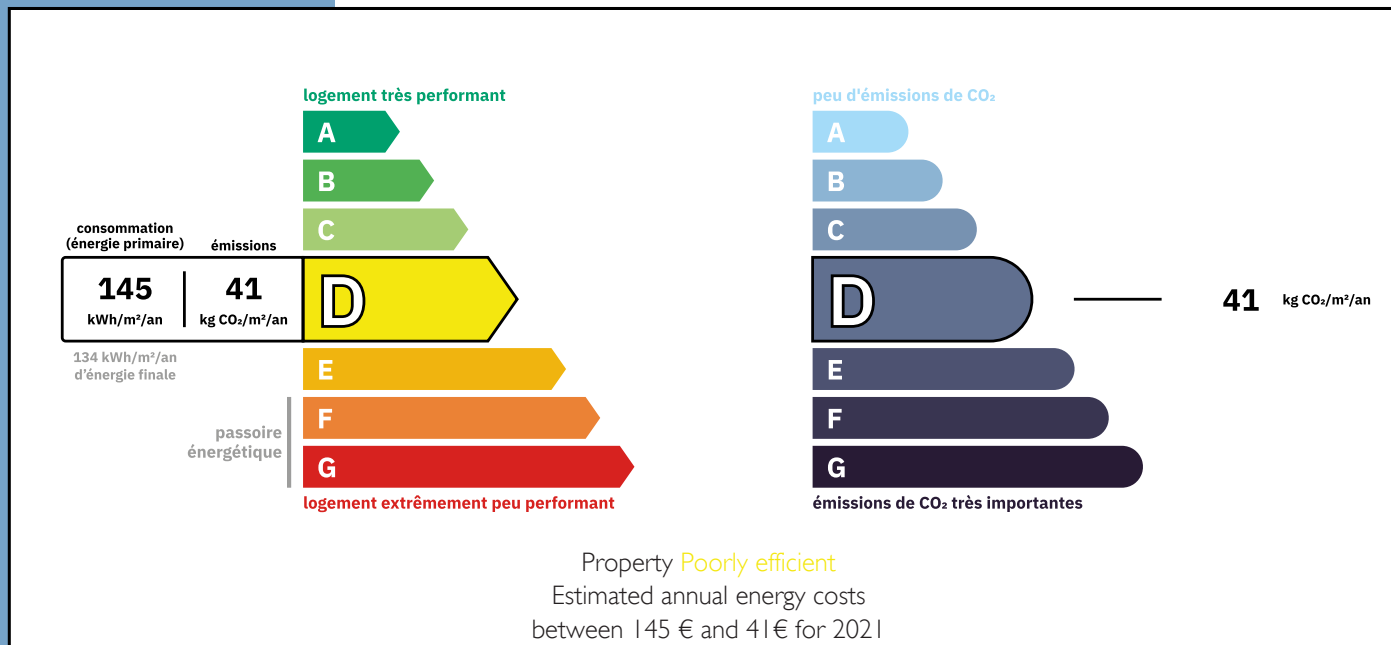
<https://leggettprestige.com/luxury-property-for-sale/view/A35808SLI33>

COMPLETE FILE AND PHOTO ON REQUEST



Ref : A35808SLI33

ENERGIE-DPE



NOTICE

Leggetts, their client and any joint agents give notice that:

I: 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.

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

Réf : A35808SLI33
FILE COMPLETE
AND PHOTOS
ON REQUEST

LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr