



CHARMING CANAL SIDE PROPERTY 50 MINUTES FROM BORDEAUX

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FROM BORDEAUX...



PROPERTY FACT FILE	
REFERENCE	A35808SLI33
PRICE	€ 744,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	4
BATHROOM	3
ACCOMMODATION	295 m ²
LAND	5300 m ²
TOWN	Fontet
DEPARTMENT	
LOCATION	Village property
TYPE	Gîte
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, River Frontage
<small>*Price based on current exchange rate which is subject to change</small>	



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. The 5,300m² wooded garden is flat and fenced with an electric gate for vehicles. The 5.5m x 11m swimming pool, in good condition, be



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

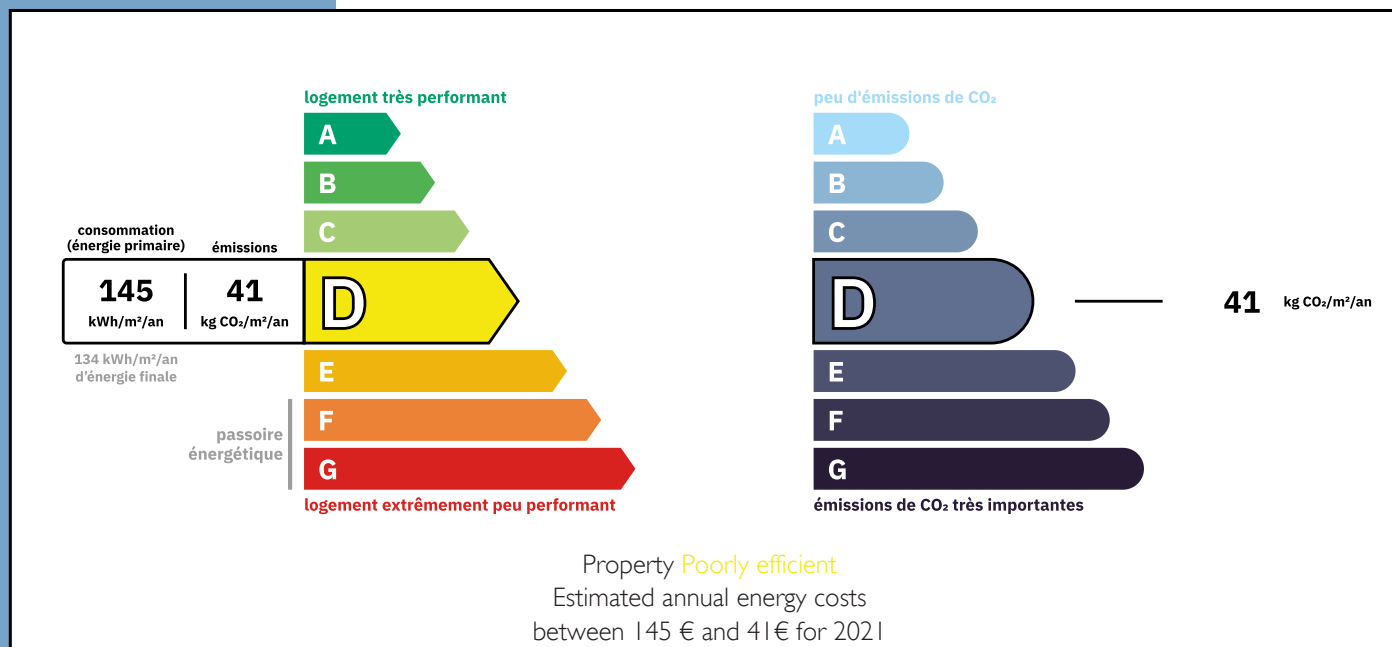
COMPLETE FILE AND PHOTO ON REQUEST

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

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ENERGIE-DPE



NOTICE

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CONTACT

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FILE COMPLETE
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