LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



— FAMILY HOME OR BED-AND-BREAKFAST OPPORTUNITY — FULLY RENOVATED 354 SQM PROPERTY

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PROPERTY FACT FILE

REFERENCE	A47102GUH33
PRICE	€ 760,000 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (720 000 EUR hors honoraires)
BEDROOM	5
BATHROOM	5
ACCOMMODATION	354 m²
LAND	1709 m²
TOWN	Cavignac
DEPARTMENT	
LOCATION	Town property
TYPE	Gîtes, House, Country House
CONDITION	
FEATURES	Swimming Pool, Mains drainage, Private drainage

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

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Cavignac (33620), Gironde, right in the heart of the town and within walking distance of all amenities. Ideal as a spacious family home or a ready-to-run B&B opportunity, this 354 sqm stone property stands on a fully enclosed 1,709 sqm plot with electric gates and video entry system, a swimming pool with counter-current system and spa area,



DESCRIPTION

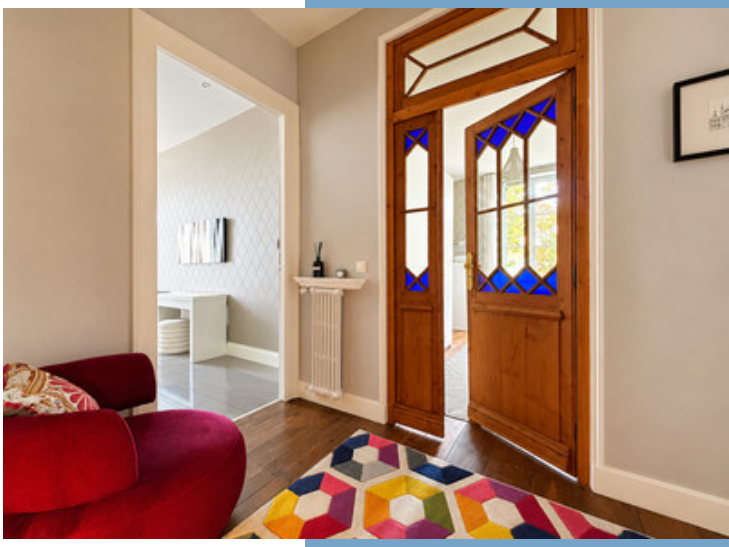
In Cavignac, a thriving small market town in northern Gironde, this characterful 354 sqm stone property immediately impresses with the elegance of its proportions and the attention paid to every detail. Renovated to a high standard, it offers an impeccable level of finish, combining the charm of period features with decidedly contemporary comfort. The fully enclosed and private 1,709 sqm grounds complete this refined setting — equally suited to family living or to developing a guest accommodation business, with no work required.



Ground floor

The bright entrance hall leads to a lounge and a spacious living and dining room with impressive ceiling height, enhanced by a bespoke wooden staircase. The fitted kitchen, with ceramic worktops, is complemented by a separate pantry, currently also used as a utility room — a practical arrangement that keeps everyday household functions discreetly out of sight.

An additional flexible room can be used as a workshop or secondary office, depending on requirements. A second office, filled with natural light, completes this level and could easily be converted into a fourth bedroom or retained for professional use, making it ideal for someone wishing to work from home or accommodate a private practice. This floor already benefits from an accessible shower room suitable for people with reduced mobility.



Three wood-burning stoves add warmth and character to the dining room, lounge and office.

First floor

The first floor comprises...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A47102GUH33

COMPLETE FILE AND PHOTO ON REQUEST

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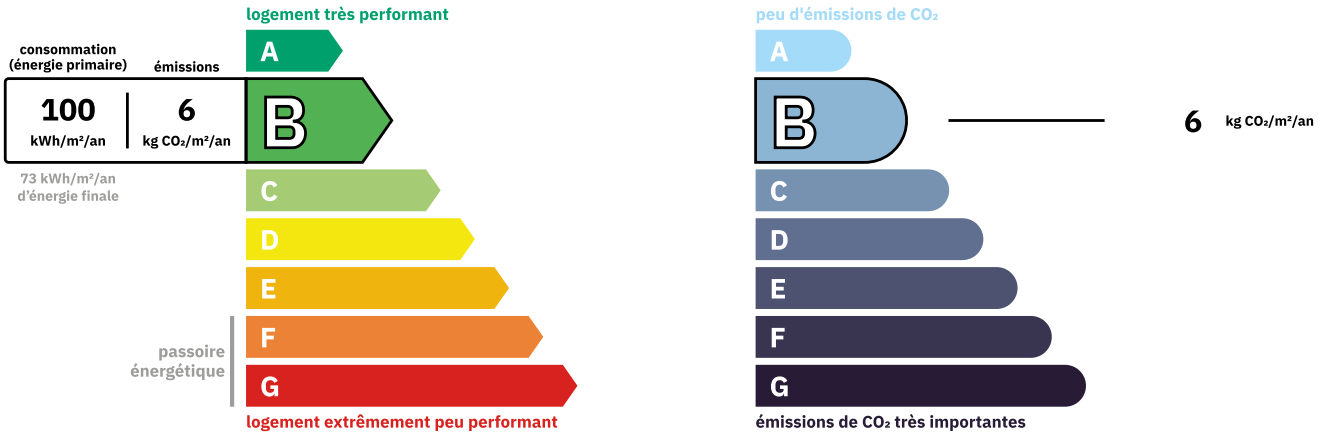
Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Efficient
Estimated annual energy costs
between 2730 € and 3770€ 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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