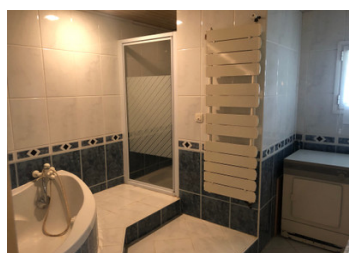


2 bedroomed house 150m2. Large mezzanine office/playroom. Quiet location close to thriving village. Potential to create 2nd house. Outbuilding



INFORMATION

Town:	Saint-Christoly-de-Blaye
Department:	Gironde
Bed:	3
Bath:	2
Floor:	0 m2
Plot Size:	2633 m2



IN BRIEF

This property provides a unique opportunity to buy a comfortable 2/3 bedroomed house with gas central heating, which includes a large dining room and mezzanine over which can be used as an office, playroom or guest bedroom.

There is internal access to an area of 120m2 which has been partially renovated and could be finished to make a self-contained house with a further living area, 3 bedrooms and bathroom.

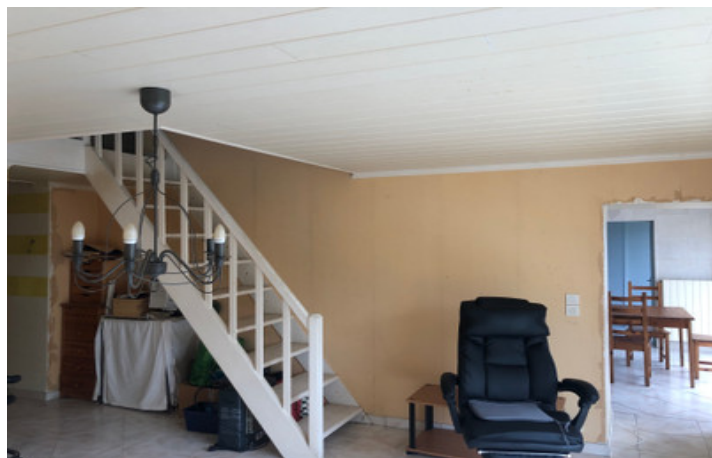
Set in a peaceful location just outside a busy village with many shops and businesses. Enjoying views of the open countryside. Close to the Gironde estuary with a wealth of pretty villages along its banks. Blaye being its nearest town, this property also boasts easy access to the A10 motorway and the city of Bordeaux.

ENERGY - DPE

DPE in progress.

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Gas central heating throughout the house. Enter from its covered patio into

Kitchen 14m2

Containing kitchen units, hob, built in eye level oven and sink unit.

Lounge 20m2

Open plan to the kitchen area. With fireplace, built in cupboard/TV stand in beautiful stone work. Access to the dining room, patio doors to the garden.

Bathroom 9m2

With double basin unit, large corner bath and separate shower.

Separate toilet

Bedroom 1 11m2

Bedroom 2 14m2

Access to partially renovated area.

Dining room 21m2

Patio door to the garden. Staircase to the mezzanine.

Mezzanine/ bedroom 3 29m2

There is ample space to use this area as an office, playroom or bedroom.

Access to the loft space.

Through bedroom 2 is access to the partially renovated area which is almost finished. Electric, drains and water already in situ and the walls erected.

On the ground floor is a

Living room 26m2

With access to the back garden

Upstairs

Bedroom 1 14m2

With sky light.

Bedroom 2 14m2

With a window as well as a sky light.

Bedroom 3 18m2

With a window as well as a sky light.

Bathroom 3m2

With plumbing and drains but no fittings