

Charming 3 bedroom stone village property with garden & pool. Extra living space possible. Near Blaye & Bourg

EXCLUSIVE



INFORMATION

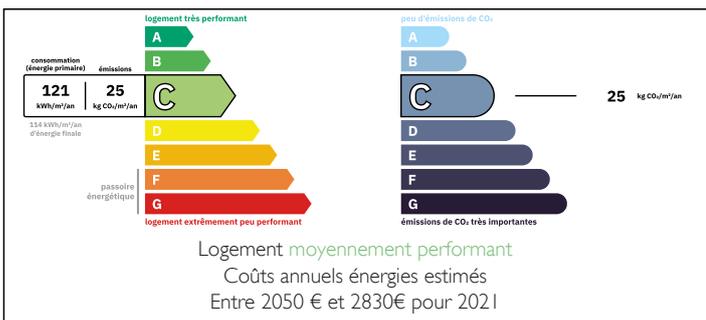
Town:	Villeneuve
Department:	Gironde
Bed:	3
Bath:	2
Floor:	220 m2
Plot Size:	1575 m2



IN BRIEF

EXCLUSIVE! OFFER ACCEPTED! Lovely characterful stone house in centre of quiet village 6km from Blaye and 10km from Bourg. Lounge, dining room, kitchen, 3 bedrooms, bathroom, shower area, wc on ground floor plus large open room upstairs to finish renovating. Enclosed garden with pool, terrace, parking area.

ENERGY - DPE



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.



DESCRIPTION

In a lovely quaint village, between Bourg and Blaye, and within a 2 minute drive of amenities, this is a very attractive renovated stone house in very good condition. With around 220m² living space, it has lovely bright lounge around 26m² with fireplace and exposed stone wall, dining room around 25m² with fireplace, kitchen around 22m² with staircase leading to upstairs. There are 3 bedrooms on the ground floor (28, 22,18m²), one with shower room, separate family bathroom 9m², wc, pool equipment room. One of the bedrooms leads to the lovely terrace area by the pool, perfect for an early morning cuppa!

Upstairs is a large open area around 60m² with beams, which already has electricity and radiators and could easily make more bedrooms if required.

There is also a large cellar 58m² which can be accessed from inside the house or from the outside, and is ideal as a laundry room and /or wine cellar.

Gas central heating, mains drainage, double glazing, roof in good condition.

Outside is a very pretty and enclosed garden around 1500m² with private salt water pool 10x6m and terrace. There is also a large parking area for cars.

Bordeaux and the airport are only around 45 minutes away, and the Atlantic coastline is easily accessible. The estuary town of Blaye with its citadel, shops and restaurants, and car ferry across to the Médoc is only 5 minutes by car. Perfect as a family home or lock up and leave second home.

Information...

LOCAL TAXES

Taxe foncière: 912 EUR

Taxe habitation: EUR

NOTES