

Majestic main house, 2 additional dwellings, beautiful garden & pool. Close to centre of St Christoly de Blaye

EXCLUSIVE

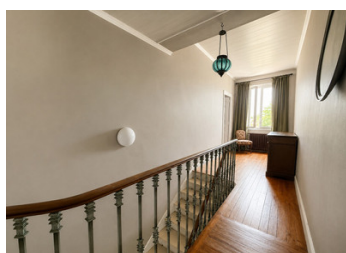


INFORMATION

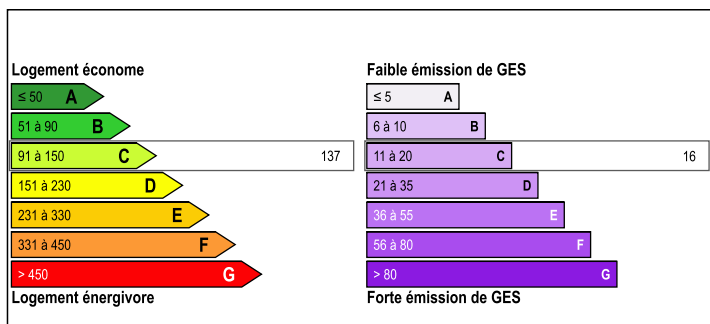
Town:	Saint-Christoly-de-Blaye
Department:	Gironde
Bed:	8
Bath:	4
Floor:	500 m2
Plot Size:	3337 m2

IN BRIEF

EXCLUSIVE! Superb character stone property totalling nearly 500m2 comprising main house with entrance hall, large lounge, dining room, kitchen, 7 bedrooms, an attached 1 bedroom house with large open plan living/dining/kitchen and own garden area, a separate smaller house to renovate, 2 very large reception rooms, enclosed established garden over 3300m2, garage, and pool with terrace. Close to centre of St Christoly de Blaye, ideal for gite activity or multigenerational family.



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.



LOCAL TAXES

Taxe foncière: 3133 EUR

NOTES

DESCRIPTION

Magnificent ensemble comprising large main house plus 2 further houses. Huge scope for development. Main house (around 272m²): original features. Entrance 14m² with beautiful cement tiles and staircase, lounge 37m² with fireplace, dining room 19m² with fireplace, kitchen 21m², utility room, shower room, wc, laundry room. Upstairs 7 bedrooms (22,20,13,15,14,21,11m²), large walk in dressing area with cupboards, bathroom, wc, covered balcony/terrace 22m². Gas central heating (gas tank), double glazing, mains drainage.

Large reception room (heat pump plus fireplace) around 53m² (ideal for large gatherings) plus further room ("games room") 54m².

Second attached house (access via lounge of main house or exterior) 80m² with large open plan living area & kitchen, bedroom 15m², shower room, wc. Heat pump plus wood burner.

Separate small house to renovate (around 65m²) with entrance, open plan living area & mezzanine bedroom, small kitchen, bathroom (new roof, connected to mains drainage, double glazing).

Land total 3337m² with heated pool and terrace, well, garage 26m².

Around 40 minutes from the outskirts of Bordeaux, 45 minutes from the airport. Walking distance (around 600m) of village with shops, restaurant, pharmacy, school etc. Around 3km from popular lake with beach, beautiful walks, restaurant overlooking the lake.

A rare property, in good condition, with great potential. Please ask for additional photos.

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