

Charming 3 bed fully renovated stone house with outbuilding & view over large garden. Quiet spot near Bourg

EXCLUSIVE



## INFORMATION

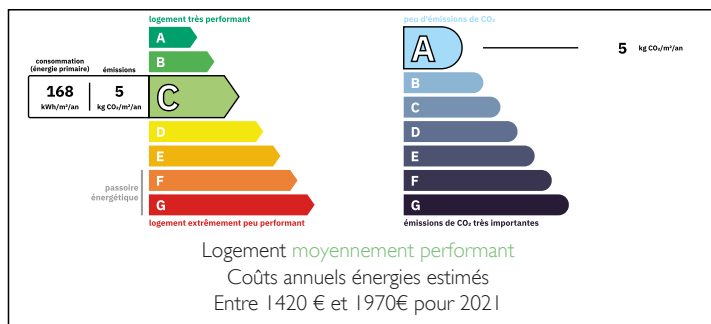
Town:	Lansac
Department:	Gironde
Bed:	3
Bath:	2
Floor:	125 m2
Plot Size:	3292 m2

## IN BRIEF

EXCLUSIVE! OFFER ACCEPTED! Beautiful detached renovated stone house situated in a lovely peaceful spot in a small hamlet around 2km from the ancient village of Bourg sur Gironde. Living room, large dining kitchen, 3 bedrooms, 2 bathrooms, garage. Large separate outbuilding. Wrap around terrace overlooking mature enclosed garden. Perfect main or holiday home.



## 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

Pretty stone house, fully renovated with around 125m2 living space, comprising on one floor:

Lounge around 36m2 with fireplace

Fitted dining kitchen around 27m2 with insert fireplace

Bedroom around 17m2 with dressing - en-suite bathroom 9m2

Bedroom 11m2

Bedroom / office 9,5m2

Shower room 5m2

Attic access

Electric heaters, septic tank, double glazing. Roof new in 1999.

Garage (accessible from house) around 25m2

Separate outbuilding around 50m2 plus smaller outbuilding/woodstore

Large terrace overlooking garden and beyond

Large cellar under house

A must see!

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES