

Exceptional renovated maison bourgeoise with gite, large games/dance room, land & pool. St Ciers de Canesse



INFORMATION

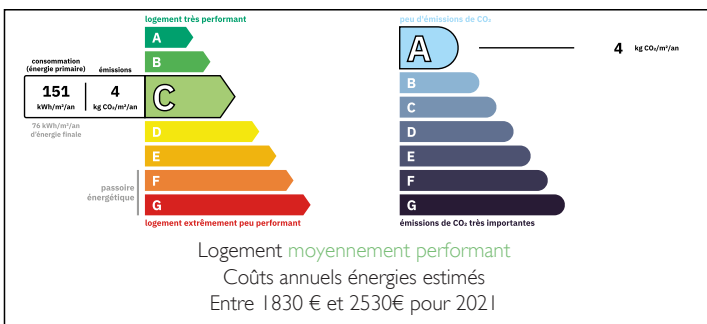
Town:	Saint-Ciers-de-Canesse
Department:	Gironde
Bed:	5
Bath:	4
Floor:	215 m2
Plot Size:	1527 m2

IN BRIEF

EXCLUSIVE! *OFFER ACCEPTED*! Magnificent fully renovated large stone property with main house and separate gite/B&B plus large outbuilding converted into dance studio / reception room. Main house with lounge, fitted dining kitchen, 3 bedrooms, 2 bathrooms. Second house with open living room & kitchen, 2 en-suite bedrooms. Stunning garden and pool with terraces. Edge of village overlooking vines & beyond. Renovated with care to very high standard using quality materials, maintaining character of the property. Income potential from guest house and studio. Between Bourg & Blaye, less than 40km north of Bordeaux, in the Côte de Bourg wine region.



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

This is a wonderful stylish stone property, fully renovated recently by the current owners. Comprising:

Main house with around 146m² living space -

Entrance hall around 17m² with stone fireplace & wood pellet burner

Stunning lounge around 31m² with ethanol fire and exposed beams (access to stairs to cellar & storage area)

Recent fitted kitchen diner 23m² with fireplace and utility area

Upstairs are 3 large bedrooms (23, 16, 12m²) with beautiful views over the garden & pool & the countryside beyond, as well as a newly fitted shower room plus a large family bathroom over 8m² (with jacuzzi bath, separate shower cubicle, double sink, wc) and a walk in wardrobe / storage 6m².

Attached guest house/B&B around 70m² with terrace area -

Open plan living / dining room almost 30m² with wood burner plus modern kitchen area

Downstairs bedroom 12m² plus ensuite shower room & wc

Upstairs landing area & large bedroom over 16m² with shower room & wc

Large outbuilding around 70m² (plus attic area currently used as office) fitted out as dance studio but potential for other activities (gym, yoga studio, games room, reception room)

Enclosed and gated established garden over 1500m² with beautiful pool, off street parking, terrace areas, smaller outbuildings, japanese garden area, fruit trees and vegetable patch. Stunning views over the countryside and village church.

Close to the centre of a lovely ancient village, in a quiet spot between Bourg and Blaye and around 45 minutes from the airport. Income potential from the gite/B&B and/or the large...

LOCAL TAXES

Taxe habitation:

EUR

NOTES