

Large property with house, detached chalet, covered parking and two barns (one for conversion)



INFORMATION

Town:	Villandraut
Department:	Gironde
Bed:	4
Bath:	3
Floor:	180 m2
Plot Size:	7000 m2

IN BRIEF

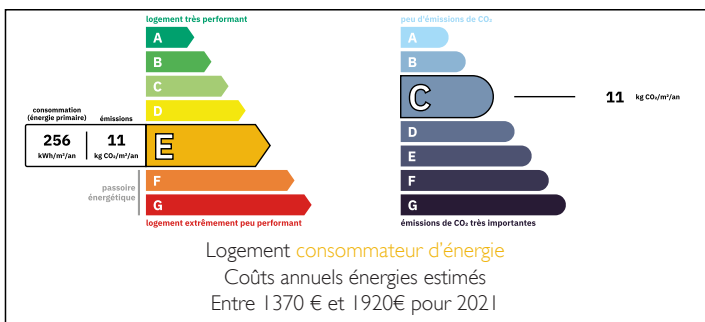
Large property in the countryside of South Gironde (14 km from Bazas)

with +7000m² of land

Situated a stone's throw from the pretty village of Villandraut, this beautiful Landes-style property comprises

- 130m² main house with terrace,
Ground floor: living room, kitchen, two bedrooms and a shower room,
Upstairs, a large master suite of around 50m² with bathroom and separate toilet,
- a guest chalet of around 50m² with its terrace overlooking the garden, living room, kitchen, bedroom and bathroom
- a barn of approx. 120m² that could be used as a workshop or car garage
- a second barn with an upper storey, the whole of approx. 190m² still to be converted, which could be used as a workshop or office or as a gîte

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

Large property in the countryside of South Gironde (14 km from Bazas)

with +7000m² of land

very close to the pretty village of Villandraut, this beautiful Landes-style property comprises

- a main house of around 130m² with a large terrace,

Ground floor: living room, kitchen, two bedrooms and a shower room,

Upstairs: a large master suite (approx. 50m²) with bathroom and separate toilet (could also be used as an office or games room).

- a guest chalet of approx. 50m² with terrace overlooking the garden, living room, kitchen, bedroom and bathroom

- a barn of approx. 120 m² that could be used as a workshop or car garage,

- a second barn with an upper floor, totalling approx. 190 m², which could be converted into an office or workshop, or even a separate gîte,

- A greenhouse is also available (well and spring in the grounds).

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