

Large property with character house of 300m<sup>2</sup> with gîte and outbuildings on 3ha of land



## INFORMATION

Town:	Bazas
Department:	Gironde
Bed:	5
Bath:	4
Floor:	300 m <sup>2</sup>
Plot Size:	30000 m <sup>2</sup>

## IN BRIEF

Close to Bazas and all amenities accessible via the cycle path, in the middle of almost 3 hectares of unspoilt land, and at the bend in a quiet lane, you'll discover a large character house of 300m<sup>2</sup>, with its gîte and outbuildings still to be converted totalling almost 250m<sup>2</sup>.

Upstairs, two large bedrooms with two shower rooms and a separate toilet complete the upstairs sleeping area.

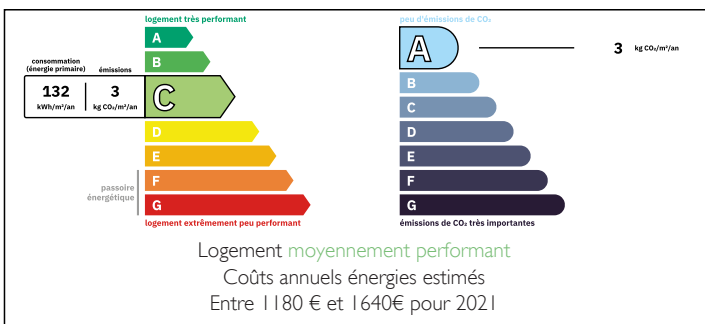
There is a large garage, a very practical storeroom and plenty of scope for further conversion.

In terms of energy: the insulation, window and door frames, pellet-fired heating with automatic feed and fireplaces (insert or open in the kitchen) are significant extras.

And on the outside, a large plot of almost 3 hectares (part of which is suitable for swimming pools) opens up a host of possibilities, and two wells are operational and very useful.



## 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

6 km from the historic centre of Bazas, which is listed as a protected area and is a blend of Gironde tradition and expertise, and close to the Landes de Gascogne Regional Nature Park.

Set in the middle of almost 3 hectares of land, and at the bend of a quiet lane, you'll discover a large character house of 300m<sup>2</sup>, its gîte and outbuildings still to be converted totalling almost 250m<sup>2</sup>.

With a beautiful entrance hall leading to a vast 25m<sup>2</sup> lounge with mezzanine, all the rooms are spacious and well laid out, with cupboards throughout.

The large 30m<sup>2</sup> kitchen with its terrace, close to the almost 70m<sup>2</sup> lounge-dining room with wood-burning stove, can accommodate large families, not forgetting the veranda for cooler evenings.

On the ground floor, two bedrooms with en-suite shower rooms, one of which has a separate entrance. It could be used as a guest bedroom or master bedroom. It could also be used for tourism or professional purposes.

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## LOCAL TAXES

Taxe habitation: EUR

## NOTES