

Superb Chartreuse of 620m with swimming pool and park of 1.5ha



INFORMATION

Town:	Bazas
Department:	Gironde
Bed:	5
Bath:	5
Floor:	620 m2
Plot Size:	15000 m2

IN BRIEF

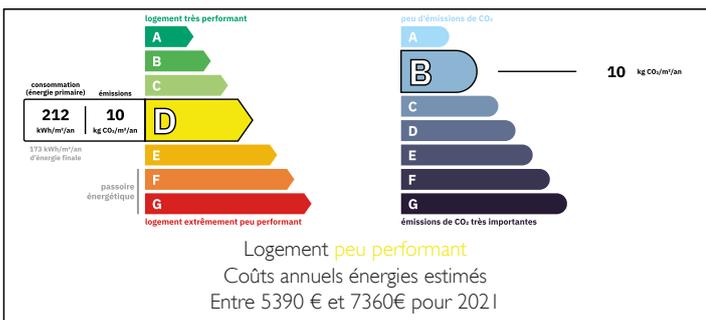
Magnificent chartreuse, tastefully renovated, an outbuilding and a lovely heated swimming pool, all set in 1.5 ha of superbly maintained grounds. Quiet but close to all shops and amenities!

You'll love the tasteful renovation, the magnificent old wooden floors and the authentic elegance of yesteryear.

This property is ideal for a large family or for professional projects, as there are so many possibilities.

No work required—simply move in and enjoy.

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

Stunning 620 m² Chartreuse with heated pool and outbuilding set on 1.5 ha

Close to the centre of Bazas with its historic town centre, cathedral, numerous shops, famous square and market,

Completely redesigned to combine the elegance of yesteryear with resolutely modern comforts, this 620 m² building has plenty to charm you with its spacious layout and renovation:

Its generous volumes and tasteful renovation are sure to captivate.

Ground floor

- Spacious 22 m² fully equipped, ultra-modern kitchen
- Vast 36 m² veranda—your panoramic window onto the surrounding greenery
- Welcoming 7 m² entrance hall
- a 10 m² office

Three beautiful reception rooms follow:

- 43 m² living room
- 44 m² lounge
- 47 m² dining room

Two beautiful en-suite bedrooms on the ground floor:

- a 14 m² bedroom with 5 m² shower room
- a 32 m² bedroom with 9 m² shower room

First floor,

Three further en-suite bedrooms:

- a 30 m² bedroom with 9 m² bathroom
- a 42 m² bedroom with 12 m² bathroom
- a 23 m² bedroom with 8 m² bathroom (bathtub and shower)

Also:

- a vast 92 m² salon
- a 20 m² landing fitted with extensive built-in

LOCAL TAXES

Taxe foncière: 2200 EUR

Taxe habitation: EUR

NOTES