

MAISON DE MAITRE in town center renovation work to be done - large yard and outbuildings

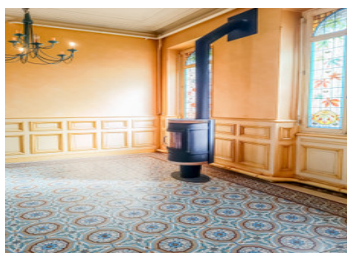
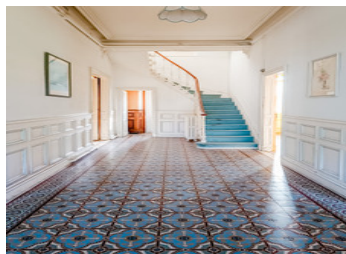


INFORMATION

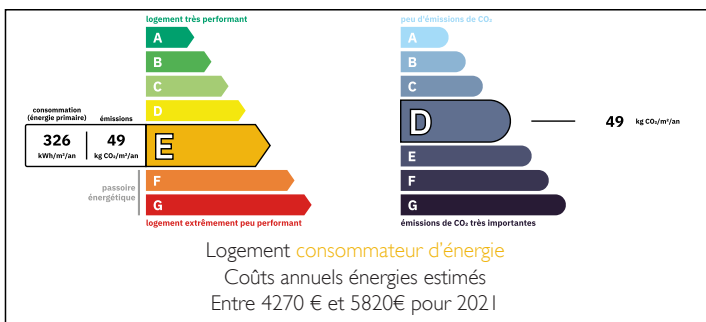
Town:	Coutras
Department:	Gironde
Bed:	5
Bath:	1
Floor:	265 m2
Plot Size:	2370 m2

IN BRIEF

Town center house, all within walking distance. After some refurbishment, it will be perfect for a family, or your business thanks to its independent buildings.

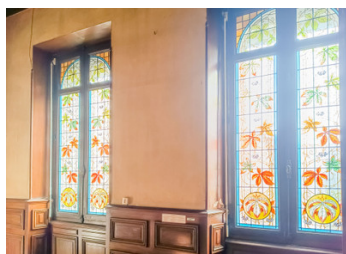


ENERGY - DPE



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

At the heart of Coutras, on a large plot of 2370 m², stands a beautiful 256 m² residence.

It comprises on the ground floor a spacious entrance of 22 m² with original cement tiles, a kitchen of 22 m², a large through living room of 43 m² with a wood stove, a fireplace with Hungarian point parquet flooring, stained glass windows, a dining room, a billiard room, and an office. (mains gas heating)

The upper floor includes a corridor with large built-in cupboards and 4 bedrooms of 20 m² as well as a beautiful bathroom. Stained glass windows can also be found on the doors separating the spaces.

This manor house benefits from a lot of charm due to its volumes and high ceilings, as well as its preserved old features (parquet floors, fireplaces, stained glass windows). It requires updating (electricity, kitchen, painting). An attic space of 50 m², as well as beautiful outbuildings of 100 m², offer additional potential.

Ideally located near all shops and transportation (direct train to Bordeaux in 45 minutes).

LOCAL TAXES

Taxe foncière: 3048 EUR

Taxe habitation: EUR

NOTES

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