

Large stone property with large outbuildings & beautiful view. Close to centre of Bourg



## INFORMATION

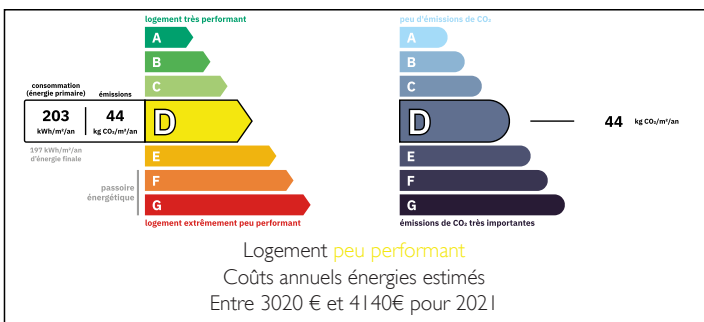
Town:	Bourg
Department:	Gironde
Bed:	4
Bath:	1
Floor:	240 m <sup>2</sup>
Plot Size:	2997 m <sup>2</sup>



## IN BRIEF

Charming stone house with large rooms & original features, with large outbuildings to develop, garden and lovely view of the Dordogne. Habitable, a "do-er upper" with huge scope to make a fabulous home. Lounge, dining room, kitchen, 4 bedrooms, many outbuildings with great potential. Large private garden overlooking the water. Close to Bourg, walking distance of shops, restaurants, supermarket. Around 35km north of Bordeaux

## 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 character property with around 240m2 living space. Perfectly habitable, ideal property to put your own stamp on.

On the ground floor, lounge around 32m2 with fireplace and parquet floor, dining room 36m2 with fireplace and parquet floor, kitchen around 36m2 with fireplace and black & white tiles, boiler room/utility, stairs leading to large attic area almost 60m2. Upstairs there are 4 good sized bedrooms with wooden floors plus bathroom and separate wc. Huge scope for further development with separate small house to renovate plus large outbuildings and garage. Garden around 3000m2 with magnificent view over the Dordogne river. Gas central heating, mains drainage, single glazing.

Bourg, with shops, restaurants, outdoor pool, schools, medical centre etc, is a short walk. Between St André de Cubzac and Blaye, around half an hour from Bordeaux. Not to be missed.

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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