

Former winegrowing estate with manor house, 2 wine storehouses, brick building and gîte.



## INFORMATION

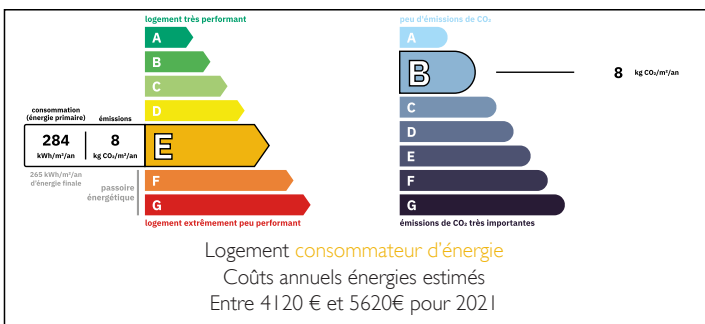
Town:	Saint-Pierre-de-Mons
Department:	Gironde
Bed:	6
Bath:	3
Floor:	327 m2
Plot Size:	36870 m2



## IN BRIEF

Former winegrowing property with gîte/apartment and superb manor house. Wine storehouse and building for storage or for renovation. Huge potential.

## 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.



## LOCAL TAXES

**Taxe foncière: 1553 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

We are delighted to present this beautiful property full of charm. The charming Maison de maître offers a generous and elegant space in the countryside near Langon. With two bright reception rooms, a small, functional kitchen, four comfortable bedrooms, and two well-equipped bathrooms, it is perfectly suited to the needs of a modern family. A stylish entrance hall with original tiles and a stone staircase leads to a large living room on one side and a large dining room on the other.

The living areas are welcoming and bright, while the bedrooms offer quiet retreats to relax in after a long day. The well-kept garden offers a private outdoor space to enjoy the fine weather. Surrounded by mature trees and colourful flowerbeds, this green oasis offers a peaceful setting to relax in privacy.

In a separate building, on the first floor, you will find a 143m<sup>2</sup> flat with two bedrooms and a bathroom, a kitchen and a large living/dining room. The ground floor can also be converted into another flat. Electric heaters.

A former winegrowing estate, you'll have over 3 hectares of farmland to enjoy.

45 minutes to Bordeaux town centre, 10 minutes to Langon train station. Perfect for commuters.

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