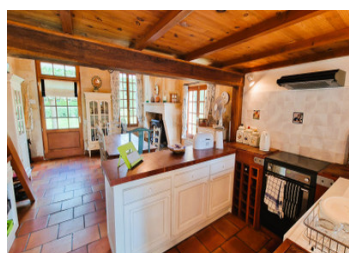


Magnificent 5-bedroom house with outbuildings, garage, swimming pool and 1.3 hectares of garden

EXCLUSIVE



## INFORMATION

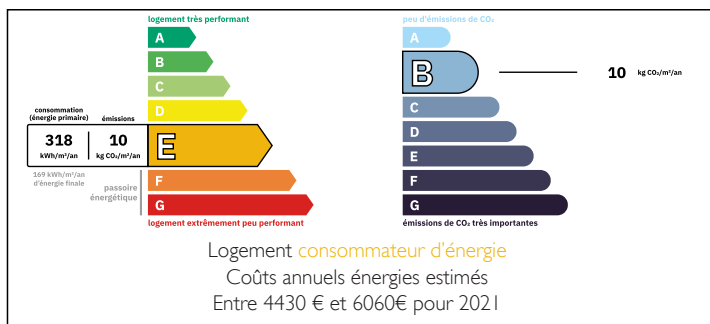
Town:	Saint-Christophe-de-Double
Department:	Gironde
Bed:	5
Bath:	4
Floor:	258.78 m2
Plot Size:	13000 m2

## IN BRIEF

This beautiful property is set in just over one hectare of land with a swimming pool, a garage, a large barn and a second house in need of complete renovation. The ground floor comprises a shower room, a kitchen and dining room with fireplace, a lounge that opens onto a second dining room and a study, and a master suite with bathroom including a bath and separate shower. On the first floor there are 4 further bedrooms and 2 further bathrooms.

The nearest shops, chemists, doctors, dentists, primary schools, cinema, etc. are in La Roche Chalais, a 10-minute drive away. The larger town of Coutras is 15 minutes away with access to the motorway and train station, St Émilion 30 minutes and Bordeaux just over an hour.

## 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: 1038 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

Ground floor:

Bathroom - 9 m<sup>2</sup>

Kitchen with dining room - 30.7 m<sup>2</sup> plus 10 m<sup>2</sup> mezzanine

Living room - 30 m<sup>2</sup>

Dining room - 30 m<sup>2</sup>

Master bedroom - 20 m<sup>2</sup>

Bathroom - 16 m<sup>2</sup>

Study - 30 m<sup>2</sup>

First floor

Bathroom 1 - 9.4 m<sup>2</sup>

WC - 3 m<sup>2</sup>

Bathroom 2 - 9.8 m<sup>2</sup>

Bedroom 1 - 12 m<sup>2</sup>

Bedroom 2 - 13.4 m<sup>2</sup>

Bedroom 3 - 12.9 m<sup>2</sup>

Bedroom 4 - 12.5 m<sup>2</sup>

Technical room 50 m<sup>2</sup>

Garage - 64.5 m<sup>2</sup>

Barn - 102 m<sup>2</sup>

Piggery - 20-25 m<sup>2</sup>

2nd house - 250 m<sup>2</sup>

Septic tank installed 6 years ago

Roof in excellent condition after repairs 2 years ago and new roof on house to be renovated

Heating: electric radiators and wood burners

3 cumulous for hot water

Mosquito nets on all windows

Swimming pool 10 m x 5 m

Well

Linky

Alarm

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