

Beautiful country - GIRONDE - house - with cottage and barn - in perfect condition - quietly located!



INFORMATION

Town:	Flaujagues
Department:	Gironde
Bed:	3
Bath:	3
Floor:	195 m2
Plot Size:	3568 m2



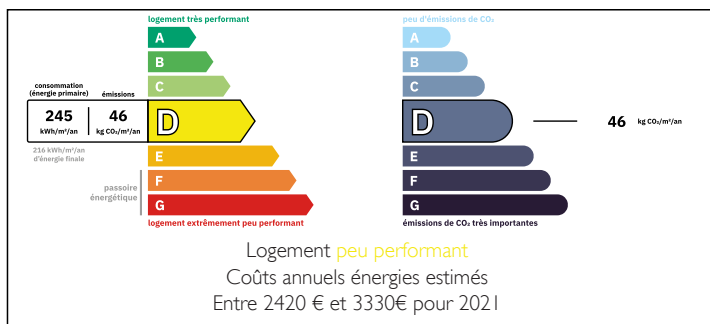
IN BRIEF

Halfway between Bordeaux and Bergerac, in the countryside of the beautiful hilly region of Entre-Deux-Mers, not far from Saint-Emilion and a town offering all the shops, you will find this charming GIRONDE house !

An old stone house of 158 m² in very good condition, which has spacious living rooms, two large bedrooms with their bathroom, with the possibility of creating an ensuite bedroom on the ground floor. A barn with a first floor as well as a guest house of 37 m² still offers you potential! Surrounded by a fenced garden with fruit trees, quietly located with beautiful views of the countryside and vineyards (organic)!

Perfect for family life or to spend wonderful holidays with family or friends! The guest house can offer you additional income!

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:	319 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

MAIN HOUSE - 158 m² - comprising:

On the ground floor:

- * Entrance hall - 12 m² - with WC,
- * Living room - 24 m²,
- * Room/office/bedroom - 25 m²,
- * Dining room - 25 m² - with fireplace (wood stove),
- * Kitchen - 18 m² - recent, well equipped,
- * Laundry room/boiler room - 20 m².

Upstairs:

- * Landing - 3 m² - with WC,
- * Bedroom - 23 m² - with shower room and dressing room, wooden floor,
- * Bedroom - 24 m² - with dressing room, floor,
- * Shower room - 6 m².
- * Attic (non-convertible).

GUEST HOUSE - 37 m² including:

A living room/bedroom with shower room and WC, a kitchen and a pantry/storage area.

MISCELLANEOUS:

- * Barn / garage - 50 m² - with first floor.
- * Shed with awning - 15 m².

TECHNICAL INFORMATION:

- * In very good condition - no work required (except creation of a additional bedroom if desired),
- * Double glazing,
- * Well insulated,
- * Oil heating, De Dietrich low consumption boiler,
- * Recent septic tank,
- * Fenced garden, electric gate,
- * Well with connected taps (outside).

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