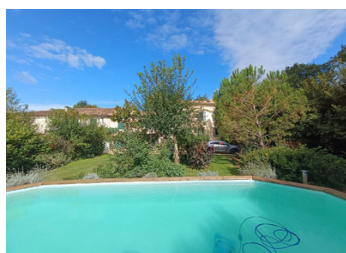


Beautiful maison de maître with outbuilding in hamlet near Coutras, with pool and 2 garages



INFORMATION

Town:	Coutras
Department:	Gironde
Bed:	3
Bath:	2
Floor:	165 m2
Plot Size:	1617 m2



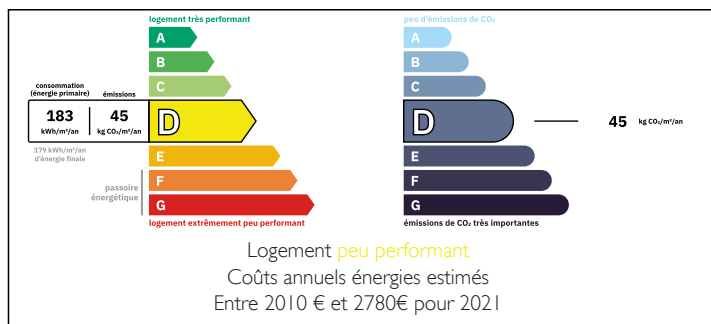
IN BRIEF

You'll fall in love! A few minutes from Coutras
This magnificent property of over 165 m² is set in lush greenery on the banks of a river and offers spacious accommodation. 3 bedrooms including 1 suite, 1 large living room bathed in light, a fitted kitchen and living room for more conviviality. A must see.

PS: it is possible to acquire the neighboring house, if you have a project for guest rooms, gîtes, or liberal profession.

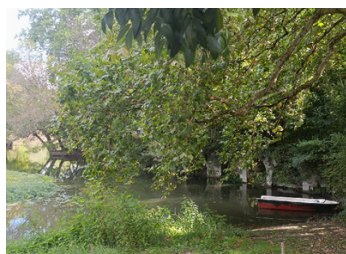
Quality renovation. Preservation of the old floors.
Double garage . Outbuilding workshop 100m² on the ground, or 200m² with the first floor.
Connected to the fibre.

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

Additional information :

Open fireplace, wood burner, double glazing, Gironde tiles, ... great features for this family home or for craftsmen thanks to its double garage and workshop of 100m² on the ground.

SURFACES

1/ The house

- entrance= 16m²

- living room= 26m²

- study= 10m²

kitchen-dining room (wood-burning stove) = 36.5 m²

- boiler room = 10 m²

- master suite = 32.5 m²

- parents' bathroom = 7.3m²

- bedroom 1 = 11m²

- bedroom 2 = 18.4 m²

-bathroom = 7.6 m²

- dressing room = 3 m²

2/ Large wooded grounds with swimming pool and outbuilding of approx. 200 m²
(100m² floor area) complete this beautiful property.

3/Riverfront property

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

LOCAL TAXES

Taxe foncière: 1170 EUR

Taxe habitation: EUR

NOTES