

Stunning 456 m Estate on a 7600 m plot with 6 bedrooms



## INFORMATION

Town:	Saint-Christoly-de-Blaye
Department:	Gironde
Bed:	6
Bath:	4
Floor:	456 m2
Plot Size:	7600 m2



## IN BRIEF

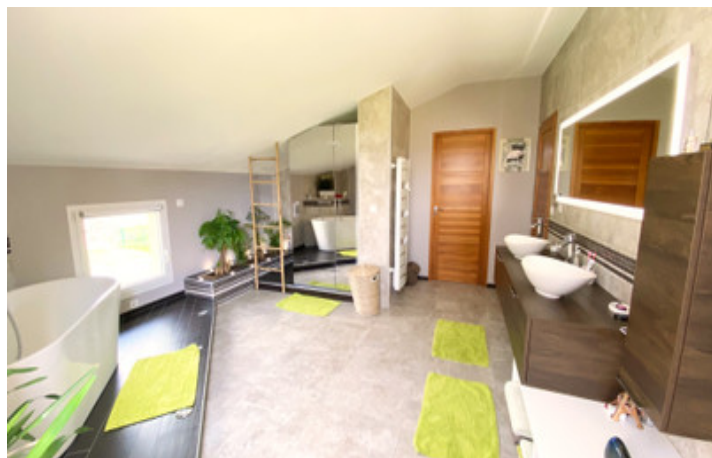
Nestled on a 7600 m<sup>2</sup> plot, this stunning 456 m<sup>2</sup> house offers charm and comfort with a bright bedroom, ensuite bathroom, wine cellar, and cozy fireplace on the ground floor. Upstairs, there are 5 spacious bedrooms, a family bathroom, and 2 additional bathrooms.

## ENERGY - DPE

Logement économe		Faible émission de GES	
≤ 50 <b>A</b>	35	≤ 5 <b>A</b>	4
51 à 90 <b>B</b>		6 à 10 <b>B</b>	
91 à 150 <b>C</b>		11 à 20 <b>C</b>	
151 à 230 <b>D</b>		21 à 35 <b>D</b>	
231 à 330 <b>E</b>		36 à 55 <b>E</b>	
331 à 450 <b>F</b>		56 à 80 <b>F</b>	
> 450 <b>G</b>		> 80 <b>G</b>	
Logement énergivore		Forte émission de GES	

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

Nestled in the heart of a vast 7,600 m<sup>2</sup> plot, this splendid 456 m<sup>2</sup> house offers a living environment that combines comfort and charm. From the ground floor, you will be captivated by a bright bedroom with an ensuite bathroom, a practical laundry room, a wine cellar for enthusiasts, a pantry, and a cozy fireplace, perfect for relaxing evenings.

Upstairs, the house features 5 spacious bedrooms, a family bathroom, and 2 additional bathrooms, providing all the necessary comfort for a large family or for hosting guests.

This rare property holds the potential to become an exceptional estate.

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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