

Countryside in the City! Magnificent MANOR, large garden with pool, outbuilding - in immaculate condition !



## INFORMATION

|             |                     |
|-------------|---------------------|
| Town:       | Libourne            |
| Department: | Gironde             |
| Bed:        | 4                   |
| Bath:       | 2                   |
| Floor:      | 236 m <sup>2</sup>  |
| Plot Size:  | 2816 m <sup>2</sup> |



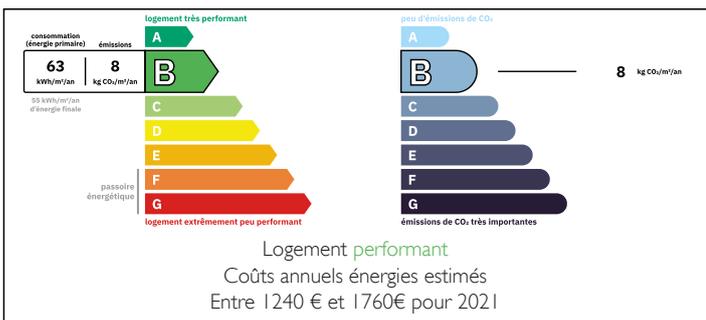
## IN BRIEF

The countryside in the city center!  
Come and discover this magnificent old stone house, surrounded by its park of more than 2800 m<sup>2</sup> - in a building zone - with swimming pool and fully fenced, accessible by 3 gates, 2 of which are automatic. In the city of Libourne - a stone's throw from the city center with direct access to all amenities, schools and the train station, in a protected area of the town, not overlooked!

The house offering you all the modern comfort is very pleasantly proportioned with noble materials and carefully maintained and in exceptional condition - DPE B!!!

Perfect to accommodate a family in full activity and / or a liberal activity!

## 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

Libourne is a very lively town with all the amenities for a modern life. Its train station allows you to have quick access to Bordeaux and Paris (TGV) and offers you the possibility of avoiding living in Bordeaux, with all the disadvantages of a big city (more expensive, less private space, traffic and traffic jams)! Also, do not forget that Saint-Emilion and the beautiful rolling countryside of Entre-Deux-Mers, with their vineyards and world-famous chateaux, are just a short distance away. The region offers you a very good quality of life with many good restaurants, lots of culture and excellent wines! Everything for a high demanding life style!

The house of 236 m<sup>2</sup> of living space has large reception rooms which open onto the garden, terraces and swimming pool. Also on the ground floor, a large master bedroom with spacious bathroom and dressing room and an individual toilet. On the right side of the entrance there is currently an office, a toilet and a room with individual access. Ideal for a liberal activity! However, here, an ensuite bedroom is very easy to create if desired. Upstairs two large bedrooms, a shower room, a toilet and a dressing room (or a bedroom). The property is completed with an adjoining outbuilding used as a boiler room, laundry room and storage. A non-adjointing outbuilding for parking several cars and several storages !

## LOCAL TAXES

Taxe habitation: EUR

## NOTES

On the ground floor:

\* Entrance - 14 m<sup>2</sup> - with wooden staircase;

Left side:

\* Living room - 23 m<sup>2</sup> - with fireplace /...