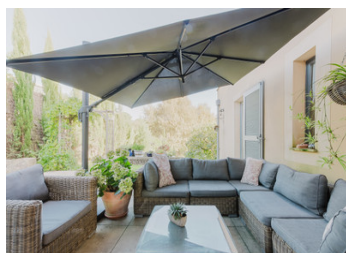
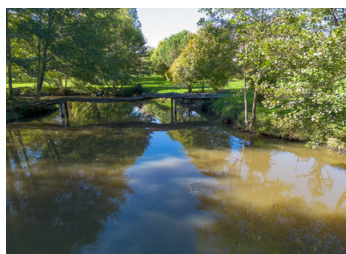


Sauternes (south Gironde). Beautiful property with house of 378m² with its park of 1.5ha - 40mn Bordeaux



INFORMATION

Town:	Roaillan
Department:	Gironde
Bed:	5
Bath:	3
Floor:	378 m ²
Plot Size:	15450 m ²

IN BRIEF

Sauternes. Just a stone's throw from Sauternes and the famous Château Yquem, Nestled in a charming village with all amenities within walking or cycling distance, this large 378 m² family home has plenty to offer.

This huge family home with timeless charm spans three levels and offers generous, functional spaces.

Ground floor:

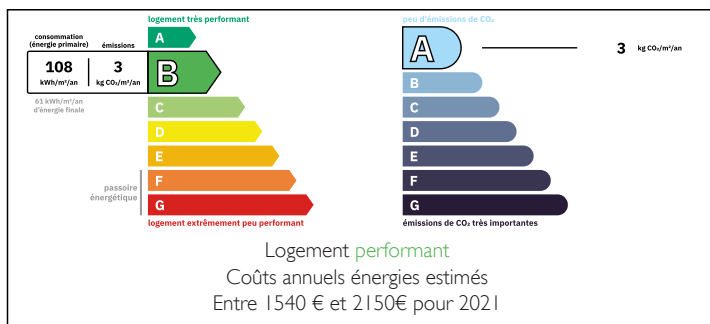
A large living room with dining room and terrace, an incredible fully-equipped kitchen with scullery opening onto the terrace and barbecue.

The 30m² master suite is on the same level.

There is also a large office space, ideal for teleworking or for a liberal profession.

Garden level: a large en suite bedroom with direct access to the swimming pool, ideal for guests or as a chambre d'hôte with its own separate entrance.

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

Just a stone's throw from Sauternes and its iconic Château Yquem, nestled in a charming village with all amenities within walking or cycling distance, this property with its 1.5ha plot is ideally situated in a peaceful setting close to all amenities and services. It is the perfect combination of peace and quiet, space and multiple projects.

Spread over three floors, with its generous volumes and ideal layout, this huge house can accommodate a large family, a teleworking business or a liberal profession.

On the ground floor, you'll find :

- A vast, light-filled living-dining room with direct access to the terrace,
- A spectacular, fully-equipped kitchen, extended by a scullery opening onto the terrace and barbecue area,
- A quiet 30 m² master suite,
- A large office, perfect for working from home or entertaining clients.

Garden level :

- A beautiful suite with shower room and separate entrance, opening directly onto the swimming pool: ideal for welcoming friends, family or developing a bed and breakfast business.

First floor:

- Three spacious bedrooms,
- A shower room,
- A TV area or games room for children.

A large 80 m² garage completes the property, with an upper floor of the same size, ready to be converted as you wish (workshop, studio, sports room, etc.).

Finally, at the end of the property, part of the plot already has planning permission: the perfect opportunity to carry out other projects (outbuilding, gîte, workshop...).

LOCAL TAXES

Taxe foncière: 2159 EUR

Taxe habitation: EUR

NOTES