

Exclusive. Beautiful old stone-built house in the centre of Bazas Place de la Cathédrale on foot



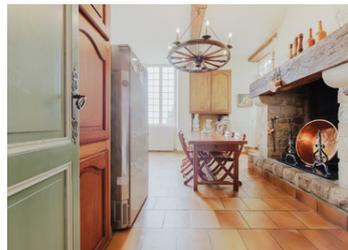
EXCLUSIVE

INFORMATION

Town:	Bazas
Department:	Gironde
Bed:	5
Bath:	2
Floor:	193 m2
Plot Size:	559 m2



Suggestion d'aménagement



IN BRIEF

Exclusive. Located in the heart of the historic town centre of Bazas, this large family to home. Bazas is a UNESCO World Heritage site, famous for its cathedral and 2,500 years of history.

This exceptional home is ideal for those looking for an unusual living environment.

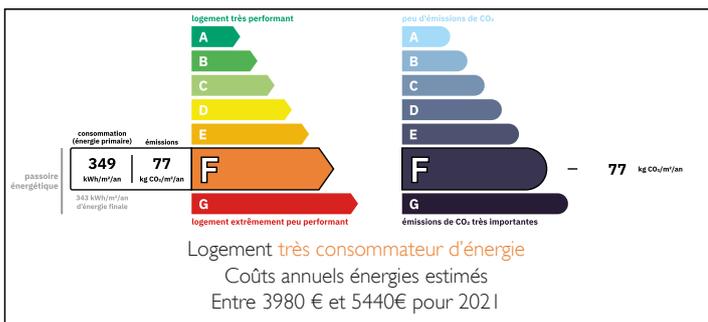
All the rooms have retained their charm, and the generous volumes offer plenty of scope for family or business projects. Its exceptional architecture is atypical and full of charm.

It features an overlooked hanging garden, high ceilings, old parquet flooring, exposed beams and period fireplaces... all the charm of an old house.

All this in the very centre of Bazas, with all amenities within walking distance - a jewel of practicality in a cocoon of authenticity.

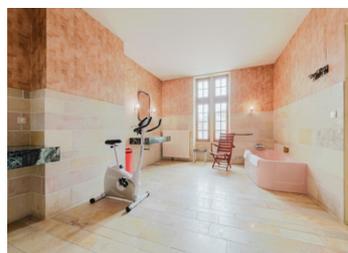
Work is needed to restore this building to its former

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

Exceptional house in the heart of the medieval town of Bazas!

Exclusive. With its generous volumes and historic cachet, this unique residence is a real invitation to travel back in time.

Charm, authenticity and generous volumes are the main assets of this large 192m² property.

Ideally located right in the centre of Bazas, this building offers generous volumes and undeniable historic cachet. While preserving its soul and its history, this house, ideally situated in a dominant position, is ready to welcome your projects.

Some work is required to bring the house up to energy standard.

What will you find during your visit:

* An authentic architecture: high ceilings, old parquet flooring, elegant mouldings and period fireplaces, this residence reflects all the refinement of character houses from the 18th and 19th centuries.

* Spacious, light-filled rooms: generously sized living areas, ready to be used as they are or reinvented as you wish.

Ground floor: a small boudoir, a large sitting room with fireplace, a master bedroom suite with en-suite shower room.

The large family kitchen, with its huge fireplace, is perfect for all the family and friends. It has direct access to the terrace and garden.

* Upstairs, the sleeping area has 3 large bedrooms, a shower room and a separate toilet.

Another large room of over 20m² could be used as a large office, master bedroom or games room.

* Unique exteriors: a magnificent unoverlooked hanging garden, a haven of peace, and atypical volumes that add unrivalled charm.

* And a major asset: a...

LOCAL TAXES

Taxe habitation:

EUR

NOTES