

House 4 bedrooms on 3000m2 plot in Mios



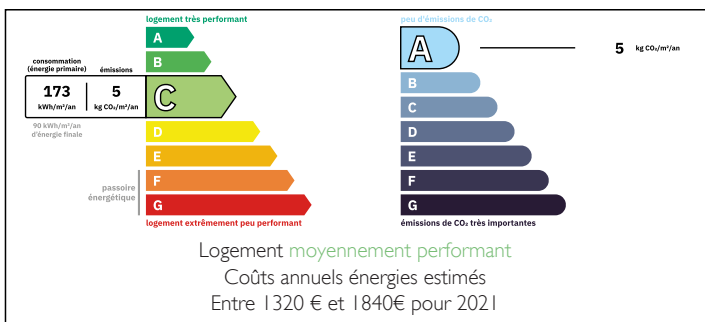
INFORMATION

Town:	Mios
Department:	Gironde
Bed:	4
Bath:	2
Floor:	152 m2
Plot Size:	3000 m2

IN BRIEF

This stunning barn from 1860 was beautifully renovated with high-quality materials in 1992, with the first floor updated in 2016. Nestled on 3000m² of enclosed land, the property offers 4 bedrooms and is located in a peaceful, nature-filled setting. Ideal for those who appreciate authenticity and charm, this unique home is a perfect blend of traditional style and modern comfort.

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

This unique 1860 barn, completely renovated in 1992 and with further improvements made to the first floor in 2016, offers a blend of historical charm and modern comfort. Set on a spacious 3000m² plot in a quiet, serene area, the property is perfect for nature lovers and those seeking an authentic, character-filled home.

On the ground floor, the home features a delightful living area with exposed brick and terracotta tiles, complemented by a cozy wood-burning stove and an open-plan kitchen. A charming storeroom adjoins the kitchen, along with a bathroom and a separate toilet.

The upper floor, with solid parquet flooring throughout, boasts a long, bright hallway leading to 4 bedrooms, a study area, a shower room, and another separate toilet.

Modern amenities include central heating via a heat pump, a thermodynamic hot water tank, and double-glazed windows.

Outside, the property features a 67m² tiled east-facing awning, an 18m² west-facing terrace, a carport, and a shed. The large, tree-filled plot offers a swimming pool, the possibility of subdivision, and individual drainage. A school bus service also runs through the street, adding convenience for families.

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

LOCAL TAXES

Taxe foncière: 1008 EUR

Taxe habitation: EUR

NOTES