

6 bedroom and more possible 4 bathroom stone house set in 11ha5 \*55 min from Bordeaux



## INFORMATION

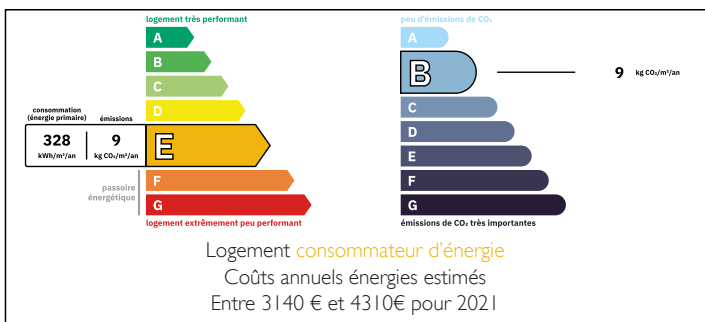
Town:	Saint-Savin
Department:	Gironde
Bed:	6
Bath:	4
Floor:	315 m2
Plot Size:	115000 m2

## IN BRIEF

A magnificent stone residence with 315 m2 of living space and several buildings to renovate, 35 minutes from Bordeaux in the heart of northern Gironde, set in 11.5 hectares of parkland classified as Zone Nrt.

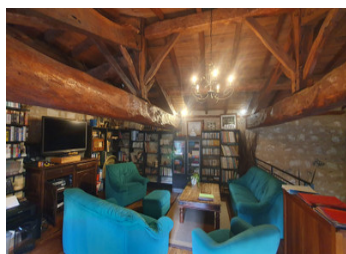


## ENERGY - DPE



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.



## LOCAL TAXES

Taxe foncière: 2756 EUR

Taxe habitation: EUR

## NOTES

## DESCRIPTION

The NTR zoning in the Local Planning and Development Plan means that this plot of land can be developed as a leisure and tourist facility, with the possibility of adding a large number of light, demountable accommodation units such as bungalows, wooden cottages and yurts, thereby developing a major tourist activity in an area of high demand.

The main house, typical of the area, comprises a beautiful entrance hall, a large double living room of 55 m<sup>2</sup> with a functional fireplace, a bright kitchen opening onto a lovely shaded terrace and a brazier area with a view of the swimming pool.

The house has 8 bedrooms, 4 shower rooms and 2 wc.

There is also a large outbuilding with a fireplace that could be converted. Horse boxes need to be refreshed, 1 south-facing 12x6 swimming pool and its terrace complete this property.

Floor area

Ground floor :

lounge/living room 1 25 sq.m.

lounge/living room 2 30 m<sup>2</sup>

28 m<sup>2</sup> kitchen

entrance hall 10 m<sup>2</sup>

laundry room 14 m<sup>2</sup>

bedroom 1 - 13 m<sup>2</sup>

bedroom 2 - 11 m<sup>2</sup>

bathroom 1 - 6 m<sup>2</sup>

bedroom 3 - 21 m<sup>2</sup>

bathroom 2 - 10 m<sup>2</sup>

bedroom 4 - 10 m<sup>2</sup>

bedroom 5 - 12 m<sup>2</sup>

study room - 12 m<sup>2</sup>

mezzanine - 30 m<sup>2</sup>

bedroom 6 - 16 m<sup>2</sup>

First floor

2 mezzanines of 30m<sup>2</sup> each

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Information about risks to which this property is